

\$359,900 - 95 2803 James Mowatt Trail, Edmonton

MLS® #E4448174

\$359,900

3 Bedroom, 2.50 Bathroom, 1,584 sqft

Condo / Townhouse on 0.00 Acres

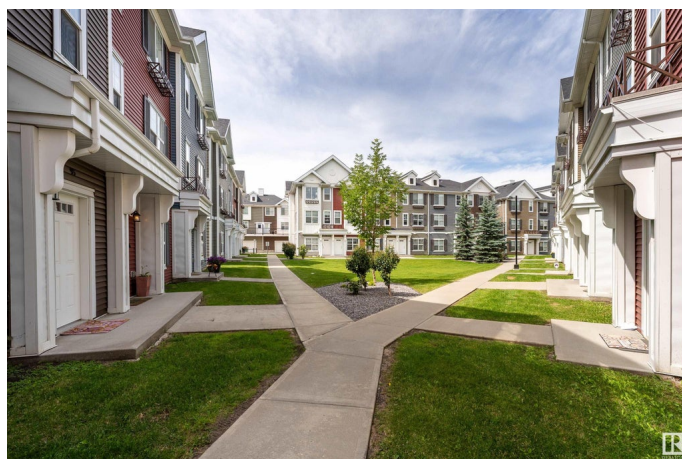
Callaghan, Edmonton, AB

This BEAUTIFUL end-unit townhome features a 3-bedroom, 2.5 bathrooms with a central Air Conditioner! It is generously spacious and the open floor plan is emphasized by its 9'™ elegant ceilings and large windows that allows for natural light to come in. The open concept offers STAINLESS STEEL kitchen appliances, QUARTZ countertops, and a spacious island and breakfast bar. The upstairs presents you with 3 bedrooms, including a master suite with a walk-in closet. Adjacent to your laundry room is a stackable washer and dryer. The oversized double-car garage is insulated & dry-walled with lots of additional storage. Enjoy this home with easy access to shopping and restaurants (walk to your coffee shop, groceries, & massage), as well as quick access to the Henday, Gateway Blvd and QEII. THERE IS ONLY ONE THING LEFT TO SAY, WELCOME HOME!

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4448174 |
| Price | \$359,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,584 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 95 2803 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 2P5 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Natural Gas, Parking-Visitor |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 55 |
| Condo Fee | \$276 |

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Listing information last updated on July 21st, 2025 at 9:02pm MDT