

# **\$349,900 - 90 2803 James Mowatt Trail, Edmonton**

MLS® #E4437059

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,375 sqft  
Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Original-owner townhome offering nearly 1,400 sq. ft. of stylish, functional living! This 3 bed, 2.5 bath condo features a double attached garage, a welcoming mudroom, and a bright, open main floor with 9'™ ceilings. The kitchen includes modern finishes, complete with an island bar, and flows into the spacious living area. Enjoy BBQs on the patio with a gas line hookup. South facing, this home comes with quiet courtyard views, inset well away from main roads. Upstairs, all bedrooms are thoughtfully placed for added privacy, including a spacious primary suite with ensuite. Built in 2014, this home is move-in ready and ideally located near schools, the airport, and just steps from shopping and amenities. Perfect for professionals, families, or investors—this one checks all the boxes!

Built in 2014

## **Essential Information**

MLS® #	E4437059
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,375
Acres	0.00



Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	90 2803 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2P5

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Remote Control
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Not Fenced, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$276

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Listing information last updated on May 18th, 2025 at 3:47pm MDT