

\$519,000 - 1661 James Mowatt Trail, Edmonton

MLS® #E4427237

\$519,000

2 Bedroom, 3.00 Bathroom, 1,549 sqft
Condo / Townhouse on 0.00 Acres

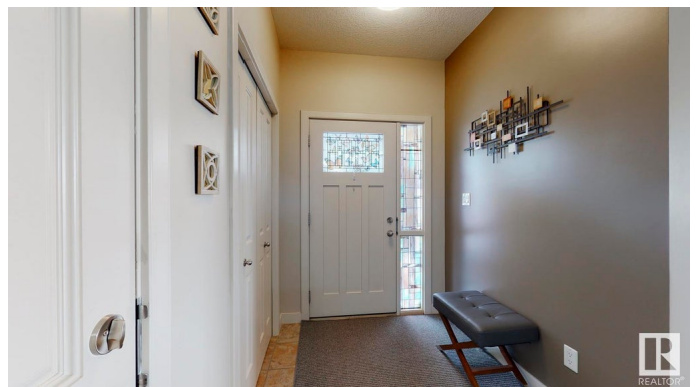
Callaghan, Edmonton, AB

You could build new but you'll never find these panoramic views. Best spot in the complex. 2 storey half duplex with over 2000 sqft of finished living space backing onto a serene creekside setting with 3 outdoor spaces to enjoy it from. Beautiful island kitchen, granite counters and large pantry. The living room has a wall of sunshine filled windows and a cozy gas fireplace. Upstairs you will find two primary bedrooms, the first with a 5 piece ensuite, walk in closet, and it's own balcony to sit and enjoy the view! The 2nd is just as luxurious with walk in closet and it's own 4 pc ensuite. The fully finished walkout basement has a family room, space for a home office, bar area and another 2 pc bath. Enjoy an evening stroll along the winding path following Black Mud Creek or practice your birdie putts on the onsite putting green. Double garage and central Ac complete this stunning home.

Built in 2009

Essential Information

| | |
|------------|-----------|
| MLS® # | E4427237 |
| Price | \$519,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 2 |



| | |
|----------------|-------------------|
| Square Footage | 1,549 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1661 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Callaghan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0J7 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Television Connection, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Ravine View, |

| | |
|--------------|---------------------|
| | Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Robert MacAdams |
| Middle | Dr. Lila Fahlman |
| High | Dr. Anne Anderson |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 22nd, 2025 |
| Days on Market | 20 |
| Zoning | Zone 55 |
| Condo Fee | \$427 |

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Listing information last updated on April 11th, 2025 at 9:17am MDT