

## \$545,000 - 1673 James Mowatt Trail, Edmonton

MLS® #E4445229

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,700 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

WOW..WELCOME TO WALKOUT executive style duplex Spectacular views of Blackmud Creek Ravine a former show home. On the main floor you will find the chef's kitchen with Jenn-Air stainless steel appliances including gas range, granite counters with eat up island, walk-in pantry and ample dark cabinets. Coffered ceilings span from the kitchen into the dining area that accesses balcony #1. There is also a living room with a gas F/P, a 2pc bath and access to your double garage with epoxy floors. Upstairs you will find the Owner's Suite complete with martini balcony, walk-in closet, 5pc ensuite including a tiled shower and three-sided gas F/P. Two additional bedrooms, a 4pc bath and a convenient second floor laundry room finish it off. In your fully finished walkout lower level that is perfect for entertaining is a wet bar, family room, 2pc bath and den/office area with the third F/P and a patio. This amazing home also includes central A/C.

Built in 2009

### Essential Information

MLS® #	E4445229
Price	\$545,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	1,700
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1673 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Private Setting, Ravine View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	14
Zoning	Zone 55
Condo Fee	\$427

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