

\$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

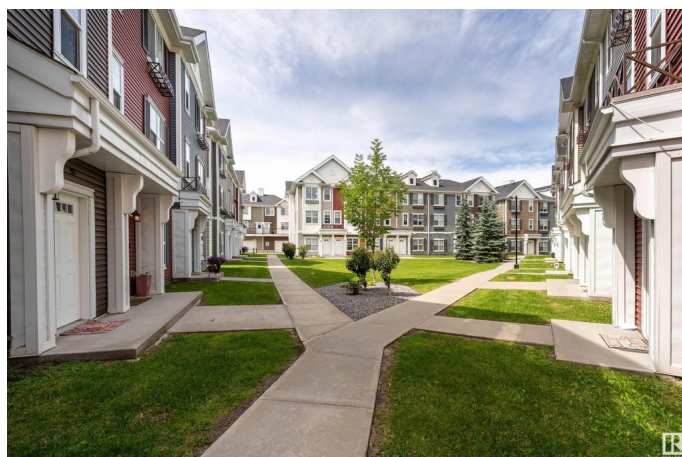
Callaghan, Edmonton, AB

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	19
Zoning	Zone 55
Condo Fee	\$276

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 6:17am MDT