\$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



1,549
0.00
2009
Condo / Townhouse
Half Duplex
2 Storey
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 Interior Features	ensuite bathroom
	ensuite bathroom 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
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window
Interior Features 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
Interior Features Appliances Heating	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 Forced Air-1, Natural Gas
Interior Features Appliances Heating Fireplace	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 Forced Air-1, Natural Gas Yes
Interior Features Appliances Heating Fireplace Fireplaces	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 Forced Air-1, Natural Gas Yes Brick Facing
Interior Features Appliances Heating Fireplace Fireplaces Stories	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 Forced Air-1, Natural Gas Yes Brick Facing 3

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	15
Zoning	Zone 55
Condo Fee	\$427

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Listing information last updated on April 6th, 2025 at 12:17am MDT