

\$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	3
Zoning	Zone 55
Condo Fee	\$276

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