

## **\$319,000 - 301 1623 James Mowatt Trail, Edmonton**

MLS® #E4439666

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,126 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

EXQUISITE AND LUXURIOUS. WELCOME TO YOUR NEW LIFESTYLE! AN END UNIT xxx SF SUITE WITH A VIEW OF THE BLACKMUD CREEK RAVINE TO DIE FOR! ALL NEW EVERYTHING - PAINT, WIDE PLANK FLOORING, LIGHTING, MOST APPLIANCES, HUNTER DOUGLAS BLINDS & GORGEOUS DRAPERIES. 2 Bedroom PLUS a den & GRANITE IN BOTH BATHROOMS plus the kitchen. Feels like you're in the country from your balcony and yet every urban amenity is a short drive away. AIR CONDITIONING/LAUNDRY IN SUITE. ROOFTOP PATIO WITH VIEWS FOR MILES. VISITOR PARKING. INCREDIBLY WELL MAINTAINED BUILDING. So clean with wide hallways. The titled parking stall COMES WITH A STORAGE CAGE and is right inside the front door of the parkade making going in and out so simple. The suite itself is conveniently located next to the stairs that enter the building. Enjoy a quiet, peaceful well-maintained building. The Blackmud Creek Ravine provides access to numerous forested walking trails. This suite is a RARE FIND.

Built in 2011

### **Essential Information**

MLS® # E4439666

Price \$319,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,126                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 301 1623 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Callaghan                   |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 0J7                     |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stone, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 55        |
| Condo Fee      | \$780          |

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Listing information last updated on August 18th, 2025 at 1:02am MDT