

## \$223,900 - 203 1619 James Mowatt Trail, Edmonton

MLS® #E4436468

**\$223,900**

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Fantastic opportunity for investors or first-time buyers! This well-maintained 2-bedroom, 2-bathroom, second-floor unit offers 825 sq. ft. of open-concept living in desirable Callaghan, South Edmonton. Enjoy an east-facing balcony with BBQ gas hook-up, titled underground parking, and a storage. The primary suite features a walk-in closet and private 4-pc ensuite. Recent upgrades include a NEW IN-SUITE LAUNDRY SET, DISHWASHER, and MICROWAVE HOOD FAN for added comfort and value. The unit is bright, functional, and move-in ready. Steps from Cavanagh Walking Trails and Blackburn Creek Park, with quick access to South Edmonton Common, QEII, and Anthony Henday Drive. This is the perfect blend of location, lifestyle, and affordability!

Built in 2008

### Essential Information

MLS® #	E4436468
Price	\$223,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 1619 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Composition, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
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Days on Market	10
Zoning	Zone 55
Condo Fee	\$450

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