

\$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 |
|-------------|----------------|

| | |
|----------------|---------|
| Days on Market | 3 |
| Zoning | Zone 55 |
| Condo Fee | \$450 |

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 May 17th, 2025 at 4:17pm MDT