

## **\$514,000 - 5 1641 James Mowatt Trail, Edmonton**

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MLS® #E4427465

**\$514,000**

3 Bedroom, 3.50 Bathroom, 1,694 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

Stunning half duplex with WALKOUT BASEMENT BACKING ONTO BLACKMUD CREEK RAVINE. Offering 2,300 sq ft of thoughtfully designed living space, you'll find decorative colour tones and expansive windows framing the ravine and radiating natural light. The open-concept main floor features a modern gourmet kitchen with granite countertops, large island, spacious dining area opening to the upper deck, and a cozy great room showcasing a stone faced gas fireplace. Upstairs you'll find a KING-SIZED retreat boasting a walk-in closet, superb ensuite, and Juliet balcony for peaceful ravine views, 2 more generous sized bedrooms, versatile bonus area (den), 4 pc bath, and convenient upper floor laundry. The sun-filled walkout basement hosts a spacious family room, second gas fireplace and a 4 pc bath. OVERSIZED DOUBLE ATTACHED garage! A seamless connection with nature with easy access to the majestic Blackmud Creek Ravine parks, scenic walking trails and nature system, shopping, restaurants, the Henday, and the Airport



Built in 2011

### **Essential Information**

MLS® # E4427465

Price \$514,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,694
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5 1641 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Patio, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr Lila Fahlman
Middle	Dr Lila Fahlman
High	Dr Anne Anderson

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	22
Zoning	Zone 55
Condo Fee	\$427

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