

## \$355,000 - 31 2803 James Mowatt Trail, Edmonton

MLS® #E4461511

### \$355,000

3 Bedroom, 2.50 Bathroom, 1,394 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

The Atria townhomes in Allard are amazing three story homes with attached garage. The main level has the garage and walk into a foyer area with tile flooring and flex space - great office or gym area! The main floor offers spacious living with laminate flooring and a full width balcony accessible from the kitchen area. U-shaped kitchen has quartz counter tops, pantry and lots of cabinet and counter space. Center dining room flows through to the spacious living area. The upper level offers three bedrooms including the primary with full ensuite bath. A second full bath and the stacking laundry is located here. A perfect, affordable home in a great location - everything you need is right here.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461511  |
| Price          | \$355,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,394     |
| Acres          | 0.00      |
| Year Built     | 2014      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 3 Storey          |
| Status   | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 31 2803 James Mowatt Trail |
| Area        | Edmonton                   |
| Subdivision | Callaghan                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6W 2P5                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking-Visitor        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                               |
| Stories           | 3                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, No Basement                                                       |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 55           |
| Condo Fee      | \$275             |

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 October 15th, 2025 at 1:32am MDT