

\$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	24
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 31st, 2025 at 2:02am MDT