



## Edmonton Alberta

\$358,000

Welcome to #82 2803 James Mowatt Trail SW -- a move-in-ready 3-bedroom, 2.5-bath townhouse offering 1,588.82 sq ft above grade with a double attached garage in a prime southwest Edmonton location. The entry level features a spacious foyer/flex area, perfect for a home office, gym, or extra storage. Upstairs, the bright open-concept main floor offers a large living room with a custom wired-in speaker system, generous dining area, and modern kitchen with stainless steel appliances, full-height cabinetry, tile backsplash, large island, pantry, and access to the private balcony. A convenient 2-piece bath completes the main level. The upper floor features a spacious primary suite with walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bath, and upper-floor laundry. Located directly across from shopping, groceries, restaurants, coffee, banks, transit, parks, and major routes. (id:6769)

Living room 18'2" x 14'1"

Dining room 18'2" x 9'3"

Kitchen 15'10" x 9'8"

Primary Bedroom 12'5" x 17'10"

Bedroom 2 9' x 12'7"

Bedroom 3 8'10" x 11'1"

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://www.rivervalleyrealty.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.