

## \$189,000 - 207 3315 James Mowatt Trail, Edmonton

MLS® #E4433091

**\$189,000**

2 Bedroom, 2.00 Bathroom, 701 sqft

Condo / Townhouse on 0.00 Acres

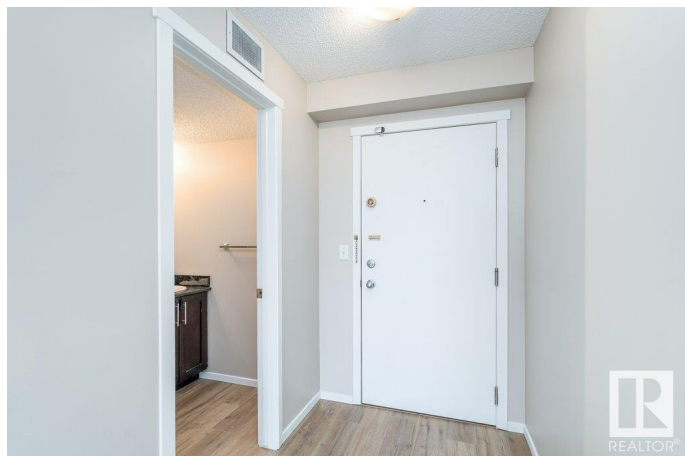
Allard, Edmonton, AB

Welcome to this well designed 2-bedroom, 2-bath condo in the vibrant community of Allard. The bright, open-concept living space flows seamlessly onto a spacious, west-facing enclosed balcony – perfect for relaxing and enjoying the sunset. The modern kitchen features ample storage, a large pantry area, granite countertops throughout, and stainless steel appliances. The generous primary bedroom offers a walk-through closet and a private en-suite, creating a perfect retreat. Additional highlights include in-suite laundry, a titled underground parking stall, and a secure storage cage. Ideally located within walking distance to Superstore, Shoppers Drug Mart, and public transit, with easy access to South Edmonton Common, Anthony Henday Drive, and the future LRT station. Don't miss out on this fantastic opportunity to own a beautiful home in a growing, highly sought-after community!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433091  |
| Price      | \$189,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 701                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 207 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Dr. Lila Fahlman School  |
| Middle     | Dr. Lila Fahlman School  |
| High       | Dr. Anne Anderson School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 55          |
| HOA Fees       | 70.88            |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$350            |

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Listing information last updated on April 30th, 2025 at 5:02pm MDT