

\$209,900 - 303 3211 James Mowatt Trail, Edmonton

MLS® #E4461094

\$209,900

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

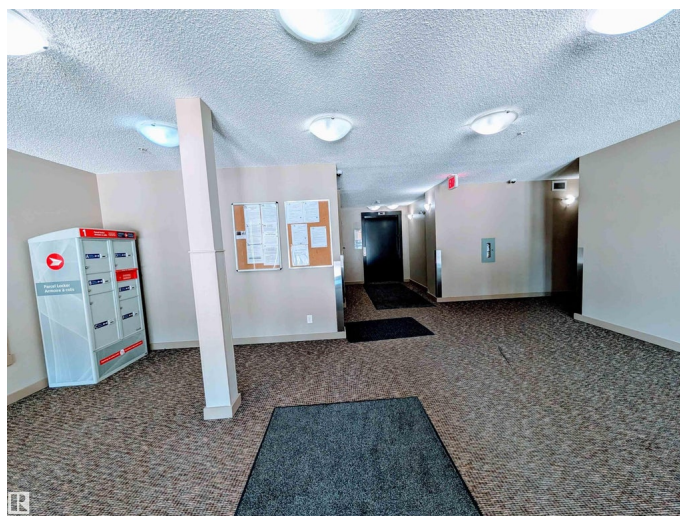
Allard, Edmonton, AB

Original owner and PRIDE of Ownership is evident. This unit will not disappoint you. Features 2 Bedrooms plus a Den AND 2 Full Bathrooms. It has been freshly painted (Professionally) and New light fixtures installed. The Kitchen features Granite countertops and Stainless appliances. Primary bedroom features a 4 piece ensuite and a double closet. Unit also has in suite laundry with stacking matching washer and dryer, Large deck, rough in for air conditioning, underground heated parking and a secure concrete storage unit. Quick access to yeg airport, shopping and all other amenities. FYI Dog or Cat up to 33 lbs. (15kg) is allowed.

Built in 2016

Essential Information

MLS® #	E4461094
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	303 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 6th, 2025
Days on Market	16
Zoning	Zone 55

HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$446

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 22nd, 2025 at 8:02pm MDT