

## \$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	5
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$350

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