

\$175,000 - 206 3207 James Mowatt Trail, Edmonton

MLS® #E4463794

\$175,000

1 Bedroom, 1.00 Bathroom, 652 sqft

Condo / Townhouse on 0.00 Acres

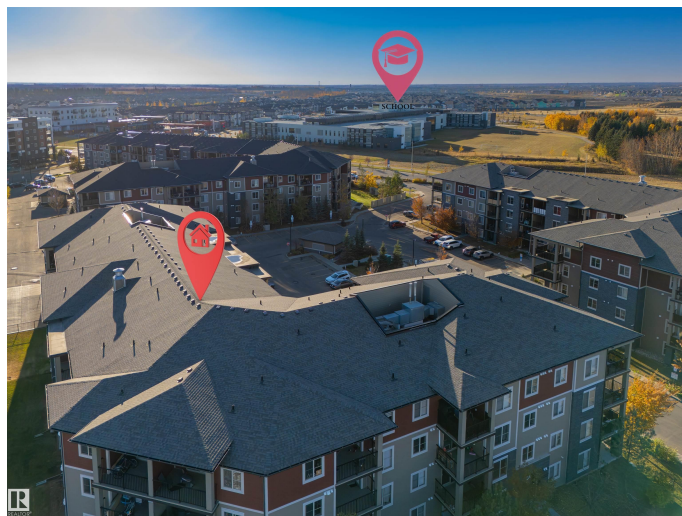
Allard, Edmonton, AB

Perfect for first-time buyers or investors! This bright and spacious 1 bedroom plus den condo offers an open-concept layout with a full bath, a large kitchen featuring ample cabinetry and counter space, and a generous living area that opens onto a private balcony – ideal for relaxing or entertaining. The den provides a flexible space for a home office or guest room. Conveniently located within walking distance to major amenities including Superstore, Shoppers Drug Mart, and Dr. Anne Anderson High School, with easy access to public transportation for effortless commuting. This home combines comfort, convenience, and excellent value – a great opportunity to enter the market in a sought-after area!

Built in 2016

Essential Information

MLS® #	E4463794
Price	\$175,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	652
Acres	0.00
Year Built	2016
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	206 3207 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Parking-Visitor
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	Zone 55
Condo Fee	\$385

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 29th, 2025 at 9:17am MDT