

## \$214,900 - 3315 James Mowatt Trail, Edmonton

MLS® #E4434500

**\$214,900**

2 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

**FIRST TIME HOME BUYERS or INVESTORS ALERT!** Welcome to effortless living in the heart of Allard! Step into this bright and airy 2-BEDROOM + DEN condo offering nearly 800 sq ft of smartly designed space. The open-concept floorplan seamlessly connects your kitchen, dining, and living areas—perfect for both relaxing and entertaining. Enjoy the perks of west-facing exposure, flooding the unit with natural light and offering golden sunset views from your private balcony. Stay comfortable year-round with **AIR-CONDITIONING** which is **RARE** and a true bargain at this price point! Also, appreciate the ease of second-floor living with **UNDERGROUND** parking included. Two full bathrooms add flexibility for guests or roommates, and the versatile DEN makes an ideal home office or creative space. Located steps from parks, LRT, schools, shopping, and quick access to major routes, this is the perfect home base for modern living. Move-in Ready and Immediate Possession available! Condo fees **INCLUDES HEAT and WATER!**

Built in 2016

### Essential Information

MLS® # E4434500

Price \$214,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	767
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, 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, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 5th, 2025  
Days on Market                42  
Zoning                              Zone 55  
Condo Fee                        \$373

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