

# \$169,900 - 306 3207 James Mowatt Trail, Edmonton

MLS® #E4452071

## \$169,900

1 Bedroom, 1.00 Bathroom, 658 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! This beautifully maintained suite offers 1 bedroom + den and 1 full bathroom with an open-concept layout. Kitchen features ample cabinet space and a large countertop breakfast bar that opens into the bright living area. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Relax on your quiet west-facing balcony, great for peaceful evenings or a morning coffee. Located in a prime southwest Edmonton location, you're just minutes from shopping, dining, transit, and all essential amenities. Move-in ready and perfectly priced, don't miss your chance to own in this beautiful building!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452071          |
| Price          | \$169,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 658               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 306 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Parking-Visitor, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                |
| Parking        | Stall                                            |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stone, Vinyl                                                                                          |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 24               |
| Zoning         | Zone 55          |
| Condo Fee      | \$335            |

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Listing information last updated on September 1st, 2025 at 6:03pm MDT