\$199,900 - 3315 James Mowatt Trail, Edmonton

MLS® #E4441785

\$199,900

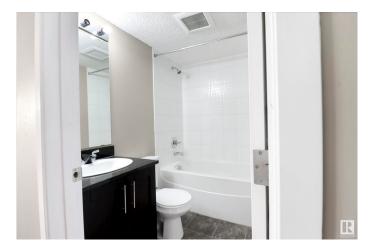
2 Bedroom, 2.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Discover Modern living in this 2-bedroom, 2-bathroom condo with HEATED underground SECURED parking in Allard! This bright, open-concept home boasts sleek finishes, a spacious living area filled with natural light, and a stylish kitchen with an island and breakfast barâ€"perfect for entertaining. The primary bedroom features a closet and private 3-piece ensuite, while the second bedroom offers easy access to a 4-piece bathroom. Enjoy in-suite laundry, extra storage, and a private balcony in a quieter location within the building. Ideally situated just across from the Dr. Anne Anderson Community Centre & High School, this home offers unbeatable convenience. Plus, it comes equipped with a Reverse Osmosis (RO) water system, ensuring clean, purified drinking water right from the tap. Located in Heritage Valley, just minutes from shopping, restaurants, schools, public transit, and major roadways. With low condo fees and a well-managed building, it's perfect for first-time buyers, downsizers, or investors.







Built in 2016

Essential Information

MLS® #	E4441785
Price	\$199,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	771
Acres	0.00
Year Built	2016
Туре	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 3L9

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No					
	Smoking Home,	Parking-Visitor,	Secured	Parking,	Security	Door,
	Sprinkler System-F	Fire				
Parking Spaces	1					

Parking	Underground
---------	-------------

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Opener, Microwave Hood Fan,
	Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Airport	Nearby,	Commercial,	Park/Reserve,	Playground	Nearby,
	Schools, Shopping Nearby					
Roof	Asphalt Shingles					
Construction	Wood, Stone, Vinyl					
Foundation	Concret	e Perimete	er			

Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$390

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 June 16th, 2025 at 7:17am MDT