

\$209,900 - 416 3315 James Mowatt Trail, Edmonton

MLS® #E4453091

\$209,900

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

~ MINT CONDITION TOP FLOOR UNIT ~ 2 BEDROOM PLUS DEN ~ 2 FULL BATHS ~ HEATED UNDERGROUND PARKING ~ AIR CONDITIONING ~ BUILT IN 2016 ~ LOCATED in the SAFE, CLEAN COMMUNITY of ALLARD in SW EDMONTON ~ This is a perfect starter unit or great for retirees or investors. The location is amazing with easy access to Anthony Henday Drive and a short drive to Edmonton International Airport. The unit is clean and ready to go. All the appliances are included and there is tons of space with the open den plus 2 bedrooms. This unit has AIR CONDITIONING, which is very rare for the units in this complex. Top floor with no one above you helps make this a very quiet unit to live or study in. Great for students or just about anyone. HURRY BEFORE THIS ONE IS GONE !!

Built in 2016

Essential Information

MLS® #	E4453091
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	416 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$373

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