

## \$217,900 - 3315 James Mowatt Trail, Edmonton

MLS® #E4440211

**\$217,900**

2 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ORIGINAL OWNER! TOP FLOOR! AIR CONDITIONED! IMMACULATE Condo in beautiful South Edmonton Allard! This spacious 2-bedroom unit offers easy living. Open-concept kitchen featuring quartz countertops, tile backsplash, stainless steel appliances and a large living area filled with lots of natural light with access to the welcoming SOUTH EAST FACING BALCONY. Master bedroom offers a walk-in closet. Nice sized second bedroom and 4-piece bathroom. Convenient in-suite laundry. HEATED UNDERGROUND PARKING TITLED STALL. All this within walking distance to bus stops. Restaurants, all shopping & major grocery stores. Easy access to walking trails parks, ponds. Minutes to the Anthony Henday and the airport. Must be seen!

Built in 2016

### Essential Information

MLS® #	E4440211
Price	\$217,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	699
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 3L9

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St. Stanislaus School
Middle	D S MacKenzie School

High

Harry Ainlay School

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$357

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