

# \$189,000 - 217 3207 James Mowatt Trail, Edmonton

MLS® #E4461100

**\$189,000**

2 Bedroom, 2.00 Bathroom, 770 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Located in the highly sought-after community of Allard, this bright and functional 2-bedroom, 2-bath condo offers 769.85 sq ft of comfortable living. The layout features spacious bedrooms, an open-concept living area, and large windows that fill the space with natural light. Enjoy the convenience of in-suite laundry, a private balcony, and proximity to parks, playgrounds, schools, public transit, and everyday amenities. With easy access to Anthony Henday, Calgary Trail, South Common, and Edmonton International Airport, this location is ideal for commuters. Includes one titled parking stall. Perfect for first-time buyers, downsizers, or investors!

Built in 2016

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461100          |
| Price          | \$189,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 770               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



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

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 217 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|                |                                                                                                                                    |
|----------------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Sprinkler Sys-Underground |
| Parking Spaces | 1                                                                                                                                  |
| Parking        | Underground                                                                                                                        |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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, Fiber Cement, Stone                                                                                     |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Fiber Cement, Stone                                                                                     |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 55           |

|                |          |
|----------------|----------|
| HOA Fees       | 71       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$453    |

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Listing information last updated on November 1st, 2025 at 8:17am MDT