\$210,000 - 204 3315 James Mowatt Trail, Edmonton

MLS® #E4417853

\$210,000

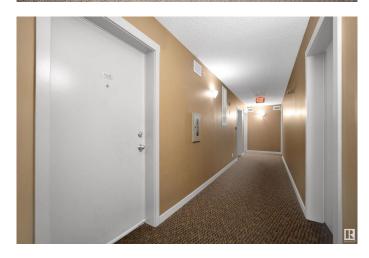
2 Bedroom, 2.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Modern 2-Bedroom, 2-Bathroom Condo with Heated Underground Parking in Allard, offers modern finishes and an open-concept layout, perfect for first-time buyers, downsizers, investors, or anyone seeking low-maintenance living. The spacious living area is filled with natural light, and the kitchen features sleek cabinetry, stainless steel appliances, and a large island with a breakfast bar. The master bedroom includes a closet and private 3-piece ensuite, while the second bedroom is in good size with closet with easy access to a second 4-piece bathroom. Additional features include a titled heated underground parking stall, an in-suite laundry room, and a large balcony for outdoor relaxation. Located in Heritage Valley, the condo is just minutes from shopping, dining, schools, public transit, and major roadways. Enjoy low condo fees This home offers a modern, low-maintenance lifestyle in a vibrant communityâ€"don't miss out!







Built in 2016

Essential Information

MLS® # E4417853 Price \$210,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 771
Acres 0.00
Year Built 2016

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 204 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, Security Door, Sprinkler System-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 Wood, Stone, Vinyl

Exterior Features Airport Nearby, Commercial, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed January 13th, 2025

Days on Market 116

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 May 9th, 2025 at 2:47pm MDT