# \$189,000 - 207 3315 James Mowatt Trail, Edmonton

MLS® #E4433091

## \$189,000

2 Bedroom, 2.00 Bathroom, 701 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this well designed 2-bedroom, 2-bath condo in the vibrant community of Allard. The bright, open-concept living space flows seamlessly onto a spacious, west-facing enclosed balcony â€" perfect for relaxing and enjoying the sunset. The modern kitchen features ample storage, a large pantry area, granite countertops throughout, and stainless steel appliances. The generous primary bedroom offers a walk-through closet and a private en-suite, creating a perfect retreat. Additional highlights include in-suite laundry, a titled underground parking stall, and a secure storage cage. Ideally located within walking distance to Superstore, Shoppers Drug Mart, and public transit, with easy access to South Edmonton Common, Anthony Henday Drive, and the future LRT station. Don't miss out on this fantastic opportunity to own a beautiful home in a growing, highly sought-after community!

Built in 2016

#### **Essential Information**

MLS® # E4433091 Price \$189.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 701
Acres 0.00
Year Built 2016

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 207 3315 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L9

### **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Dr. Lila Fahlman School

Middle Dr. Lila Fahlman School

High Dr. Anne Anderson School

# **Additional Information**

Date Listed April 27th, 2025

Days on Market 4

Zoning Zone 55 HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$350

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