

\$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	22
Zoning	Zone 55

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

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 October 28th, 2025 at 4:02am MDT