

\$199,900 - 204 3315 James Mowatt Trail, Edmonton

MLS® #E4417853

\$199,900

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 SECURED parking in the sought-after community of Allard! This bright, open-concept unit features stylish finishes, a spacious living area filled with natural light, and a sleek kitchen and a island with breakfast bar. The primary bedroom includes a closet and private 3-piece ensuite, while the second bedroom is well-sized with easy access to a full 4-piece bathroom. Enjoy the convenience of in-suite laundry and extra storage, plus a large private balcony perfect for relaxing or entertaining. This Unit Balcony Facing makes it least noisy compare to other units. Includes a titled heated underground parking stall. Located in vibrant Heritage Valley, just minutes from shopping, restaurants, schools, public transit, and major roadways. With low condo fees and a well-managed building, this home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance lifestyle. Quick possession available! Don't miss out!

Built in 2016

Essential Information

MLS® #	E4417853
Price	\$199,900
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	140
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$390

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