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

MLS® #E4417853

### \$210,000

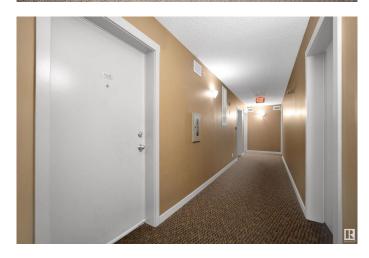
2 Bedroom, 2.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

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 95

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 April 18th, 2025 at 12:17pm MDT