

\$217,900 - 3315 James Mowatt Trail, Edmonton

MLS® #E4440211

\$217,900

2 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ORIGINAL OWNER! TOP FLOOR! AIR CONDITIONED! IMMACULATE Condo in beautiful South Edmonton Allard! This spacious 2-bedroom unit offers easy living. Open-concept kitchen featuring quartz countertops, tile backsplash, stainless steel appliances and a large living area filled with lots of natural light with access to the welcoming SOUTH EAST FACING BALCONY. Master bedroom offers a walk-in closet. Nice sized second bedroom and 4-piece bathroom. Convenient in-suite laundry. HEATED UNDERGROUND PARKING TITLED STALL. All this within walking distance to bus stops. Restaurants, all shopping & major grocery stores. Easy access to walking trails parks, ponds. Minutes to the Anthony Henday and the airport. Must be seen!

Built in 2016

Essential Information

MLS® #	E4440211
Price	\$217,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	699
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

Interior

Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Stanislaus School
Middle	D S MacKenzie School

High

Harry Ainlay School

Additional Information

Date Listed	June 4th, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$357

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