

\$209,999 - 209 3211 James Mowatt Trail, Edmonton

MLS® #E4433744

\$209,999

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ATTN: INVESTORS OR FIRST TIME BUYER!
Modern Living Awaits You! Discover this stunning 2nd-floor condo (820 SQ.FT) in the sought-after Allard community, South Edmonton. This bright & spacious unit offers 2 BEDROOMS, 2 full Bathrooms, & a versatile DEN. The open-concept kitchen is a chef's dream, featuring stainless steel appliances & elegant granite countertops. Relax in the primary bedroom with a walk-through closet & a 4-piece ensuite. The second bedroom is generously sized, with an additional 4-piece bathroom nearby. Enjoy the convenience of in-suite laundry with a front-load washer and dryer, and unwind on the large covered balcony WITH GLASS OF CHAMPAGNE/TEA. ONE TITLED HEATED UNDERGROUND PARKING, If you NEED a 2ND STALL, it can be purchased SEPARATELY, not included in this | Located close to top schools, shopping centers, bus routes, Anthony Henday, Calgary Trail, and Edmonton International Airport, this condo is a perfect blend of style and convenience. Don't miss your chance to call it home!



Built in 2016

Essential Information

MLS® #	E4433744
Price	\$209,999

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	209 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	No Smoking Home, See Remarks
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Airport Nearby, Flat Site, Picnic Area, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	See Remarks, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 1st, 2025
Days on Market	46
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$399

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