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

MLS® #E4441785

#### \$199,900

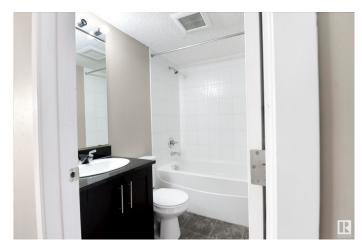
2 Bedroom, 2.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Discover Modern living in this 2-bedroom, 2-bathroom condo with HEATED underground SECURED parking in Allard! This bright, open-concept home boasts sleek finishes, a spacious living area filled with natural light, and a stylish kitchen with an island and breakfast barâ€"perfect for entertaining. The primary bedroom features a closet and private 3-piece ensuite, while the second bedroom offers easy access to a 4-piece bathroom. Enjoy in-suite laundry, extra storage, and a private balcony in a quieter location within the building. Ideally situated just across from the Dr. Anne Anderson Community Centre & High School, this home offers unbeatable convenience. Plus, it comes equipped with a Reverse Osmosis (RO) water system, ensuring clean, purified drinking water right from the tap. Located in Heritage Valley, just minutes from shopping, restaurants, schools, public transit, and major roadways. With low condo fees and a well-managed building, it's perfect for first-time buyers, downsizers, or investors.







Built in 2016

## **Essential Information**

MLS® # E4441785 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 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, Secured Parking, 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, Park/Reserve, Playground Nearby,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 4

Zoning Zone 55

HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$390

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Listing information last updated on June 15th, 2025 at 10:32am MDT