

## \$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 community—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 | 109                |
| Zoning         | Zone 55            |
| HOA Fees       | 70.88              |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$390              |

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Listing information last updated on May 2nd, 2025 at 5:02pm MDT