

Courtesy Of Jeremy A Dehek Of Exp Realty

# \$169,900 - 306 3207 James Mowatt Trail, Edmonton

MLS® #E4452071

**\$169,900**

1 Bedroom, 1.00 Bathroom, 658 sqft  
Condo / Townhouse on 0.00 Acres

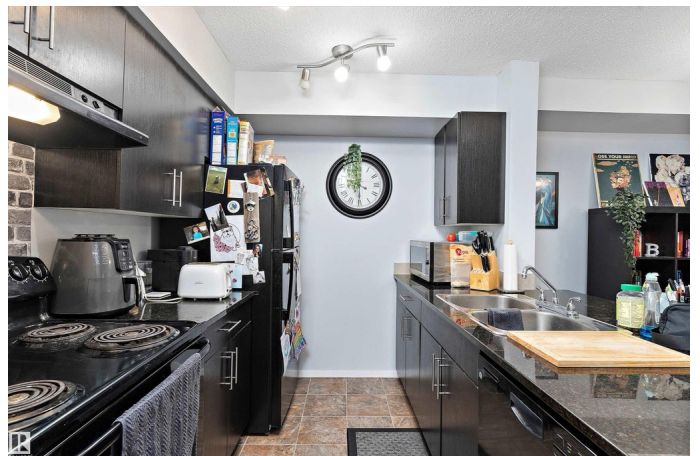
Allard, Edmonton, AB

Welcome to Heritage Valley Station! This beautifully maintained suite offers 1 bedroom + den and 1 full bathroom with an open-concept layout. Kitchen features ample cabinet space and a large countertop breakfast bar that opens into the bright living area. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Relax on your quiet west-facing balcony, great for peaceful evenings or a morning coffee. Located in a prime southwest Edmonton location, you're just minutes from shopping, dining, transit, and all essential amenities. Move-in ready and perfectly priced, don't miss your chance to own in this beautiful building!

Built in 2016

## Essential Information

MLS® #	E4452071
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	658
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style Single Level Apartment  
Status Active

### Community Information

Address 306 3207 James Mowatt Trail  
Area Edmonton  
Subdivision Allard  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 3L6

### Amenities

Amenities Parking-Visitor, Security Door, Storage-In-Suite  
Parking Spaces 1  
Parking Stall

### Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed August 8th, 2025  
Days on Market 4  
Zoning Zone 55  
Condo Fee \$335

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Listing information last updated on August 12th, 2025 at 11:18am MDT