

\$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 | 83 |
| Zoning | Zone 55 |
| HOA Fees | 70.88 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$390 |

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Listing information last updated on April 6th, 2025 at 4:02pm MDT