

## \$199,900 - 204 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 bar—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     | 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, 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 | 6               |
| Zoning         | Zone 55         |
| HOA Fees       | 70.88           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$390           |

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Listing information last updated on June 17th, 2025 at 3:17am MDT