

\$220,000 - 204 3315 James Mowatt Trail, Edmonton

MLS® #E4417853

\$220,000

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	\$220,000
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	60
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$390

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