

## \$199,900 - 204 3315 James Mowatt Trail, Edmonton

MLS® #E4417853

**\$199,900**

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 SECURED parking in the sought-after community of Allard! This bright, open-concept unit features stylish finishes, a spacious living area filled with natural light, and a sleek kitchen and a island with breakfast bar. The primary bedroom includes a closet and private 3-piece ensuite, while the second bedroom is well-sized with easy access to a full 4-piece bathroom. Enjoy the convenience of in-suite laundry and extra storage, plus a large private balcony perfect for relaxing or entertaining. This Unit Balcony Facing makes it least noisy compare to other units. Includes a titled heated underground parking stall. Located in vibrant Heritage Valley, just minutes from shopping, restaurants, schools, public transit, and major roadways. With low condo fees and a well-managed building, this home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance lifestyle. Quick possession available! Don't miss out!

Built in 2016

### Essential Information

MLS® #	E4417853
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, 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	137
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$390

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