

## **\$178,900 - 308 3211 James Mowatt Trail, Edmonton**

MLS® #E4394904

**\$178,900**

2 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to the Heritage Valley Station I, located in SW Allard. Minutes to retail stores, shopping, and public transit. It is a 2 bedroom apartment with a 4 piece bathroom with in-suite laundry. The kitchen is upgraded with dark wood soft close cabinetry, a Black Pearl granite countertop, and a full-height tile backsplash. The stall parking is located right near the front door. Dr. Lila Fahlman K9 School, Dr. Anne Anderson High School, Superstore Heritage Valley, and Edmonton Public Library are all walking distance of this apartment. Simple access to South Common, airport, and the Anthony Henday. There is a bus stop outside the building, and it takes 15 mins to Century Park. The city has planned an LTR station there as well. There are playgrounds, bike paths, and walking routes throughout the neighborhood. 2nd bedroom includes a closet but does not have a window. The building features an elevator, and the parking stall is conveniently located near the main entrance making it easier to unload groceries.

Built in 2016

### **Essential Information**

MLS® # E4394904

Price \$178,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 654                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 308 3211 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### **Amenities**

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, See Remarks |

### **Interior**

|              |                   |
|--------------|-------------------|
| Appliances   | See Remarks       |
| Heating      | Heat Pump, Water  |
| # of Stories | 4                 |
| Stories      | 1                 |
| Has Basement | Yes               |
| Basement     | None, No Basement |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Unknown   |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2024 |
| Days on Market | 308             |
| Zoning         | Zone 55         |
| Condo Fee      | \$335           |

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Listing information last updated on May 1st, 2025 at 2:47pm MDT