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

MLS® #E4441785

#### \$199,900

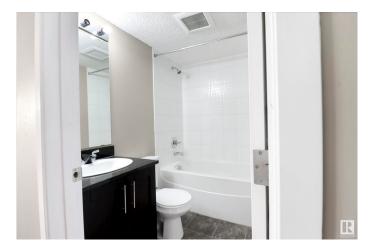
2 Bedroom, 2.00 Bathroom, 771 sqft Condo / Townhouse on 0.00 Acres

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 barâ€"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
Туре	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-F	ire				
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, Schools, Shoppin		Park/Reserve,	Playground	Nearby,
		gincarby			
Roof	Asphalt Shingles				
Construction	Wood, Stone, Vinyl				
Foundation	Concrete Perimet	er			

#### **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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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