# \$235,000 - 301 3315 James Mowatt Trail, Edmonton

MLS® #E4442182

#### \$235,000

2 Bedroom, 2.00 Bathroom, 973 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Better Than Renting! This well-maintained corner unit apartment offers nearly 1,000 sq ft of comfortable living space in the vibrant community of Allard. Ideal for first-time buyers or savvy investors, this 2016-built condo features 2 spacious bedrooms, 2 full bathrooms, and a versatile denâ€"perfect for a home office or extra storage. The open-concept layout flows beautifully to a private balcony, ideal for relaxing or entertaining. In-unit laundry adds everyday convenience. Enjoy the security and comfort of heated underground parkingâ€"no more scraping snow in winter! Located directly across from a school and just minutes from shopping, dining, and highway access, this home offers a lifestyle of ease and connection. With low condo fees and excellent value, this is a smart move in one of Edmonton's growing neighborhoods. Quick possession availableâ€"make it yours today!

Built in 2016

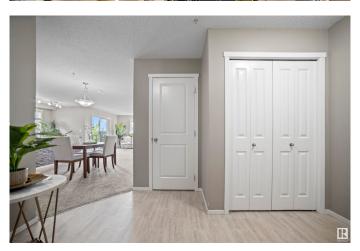
#### **Essential Information**

MLS® # E4442182 Price \$235,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 973
Acres 0.00
Year Built 2016

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 301 3315 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L9

#### **Amenities**

Amenities Parking-Visitor, Secured Parking, Rooftop Deck/Patio

Parking Spaces 1

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary DR. LILA FAHLMAN SCHOOL Middle DR. LILA FAHLMAN SCHOOL

High DR. ANNE ANDERSON SCHOOL

## **Additional Information**

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 55

HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$471

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