

# **\$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 bar—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
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, Secured Parking, 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
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Exterior Features	Airport Nearby, Commercial, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	33
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$390

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