\$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

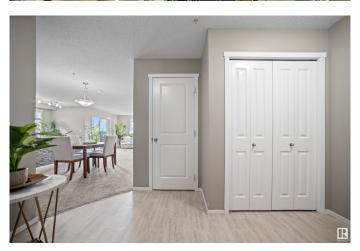
Essential Information

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 7

Zoning Zone 55

HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$471

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