

# \$172,500 - 3315 James Mowatt Trail, Edmonton

MLS® #E4434064

**\$172,500**

1 Bedroom, 1.00 Bathroom, 550 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Modern 1-bed & 1-bath condo in Allard, perfect for first time buyers or anyone needing to downsize! Low maintenance living in a convenient location close to Q2, Anthony Henday, dining and shopping. Under ground titled parking stall and in-suite laundry add to the convenient living. Open concept living area with modern kitchen featuring stainless steel appliances & the large balcony offers a great place for outdoor relaxation or hosting. Do not miss out on this unit!

Built in 2016

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4434064               |
| Price          | \$172,500              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 550                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 3315 James Mowatt Trail |
| Area        | Edmonton                |
| Subdivision | Allard                  |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6W 3L9                 |

### **Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Security Door |
| Parking Spaces | 1                                               |
| Parking        | Underground                                     |

### **Interior**

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                        |
| # of Stories | 4                                                                                                             |
| Stories      | 1                                                                                                             |
| Has Basement | Yes                                                                                                           |
| Basement     | None, No Basement                                                                                             |

### **Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                              |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stone, Vinyl                                              |
| Foundation        | Concrete Perimeter                                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 45            |
| Zoning         | Zone 55       |
| HOA Fees       | 70.88         |
| HOA Fees Freq. | Annually      |
| Condo Fee      | \$287         |

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Listing information last updated on June 16th, 2025 at 7:17am MDT