

Courtesy Of Natasha Wright Of Sweetly

\$230,000 - 409 3315 James Mowatt Trail, Edmonton

MLS® #E4425566

\$230,000

2 Bedroom, 2.00 Bathroom, 933 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

This beautiful top-floor condo features 2 spacious bedrooms plus a versatile den, perfect for a home office or extra living space. The modern kitchen is equipped with sleek stainless steel appliances, including a new microwave and dishwasher, and youâ€™™ll enjoy the convenience of in-suite laundry. Additional highlights include a titled parking stall and a large west-facing patio, ideal for enjoying sunsets and outdoor relaxation. Conveniently located close to schools and with quick access to the airport.

Built in 2016

Essential Information

MLS® #	E4425566
Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information



Address	409 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Intercom, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Opener, Refrigerator, Stacked Washer/Dryer
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$454

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