

## \$214,900 - 221 3315 James Mowatt Trail, Edmonton

MLS® #E4434500

**\$214,900**

2 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

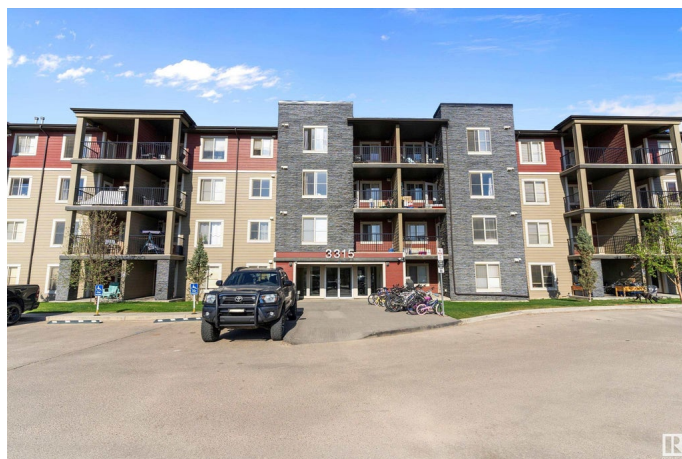
**FIRST TIME HOME BUYERS or INVESTORS ALERT!** Welcome to effortless living in the heart of Allard! Step into this bright and airy 2-BEDROOM + DEN condo offering nearly 800 sq ft of smartly designed space. The open-concept floorplan seamlessly connects your kitchen, dining, and living areas—perfect for both relaxing and entertaining. Enjoy the perks of west-facing exposure, flooding the unit with natural light and offering golden sunset views from your private balcony. Stay comfortable year-round with **AIR-CONDITIONING** which is RARE and a true bargain at this price point! Also, appreciate the ease of second-floor living with **UNDERGROUND** parking included. Two full bathrooms add flexibility for guests or roommates, and the versatile DEN makes an ideal home office or creative space. Located steps from parks, LRT, schools, shopping, and quick access to major routes, this is the perfect home base for modern living. Move-in Ready and Immediate Possession available! Condo fees **INCLUDES HEAT and WATER!**

Built in 2016

### Essential Information

MLS® # E4434500

Price \$214,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 767                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 221 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 5th, 2025  
Days on Market                7  
Zoning                              Zone 55  
Condo Fee                        \$373

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