

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

MLS® #E4443851

\$214,900

2 Bedroom, 2.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

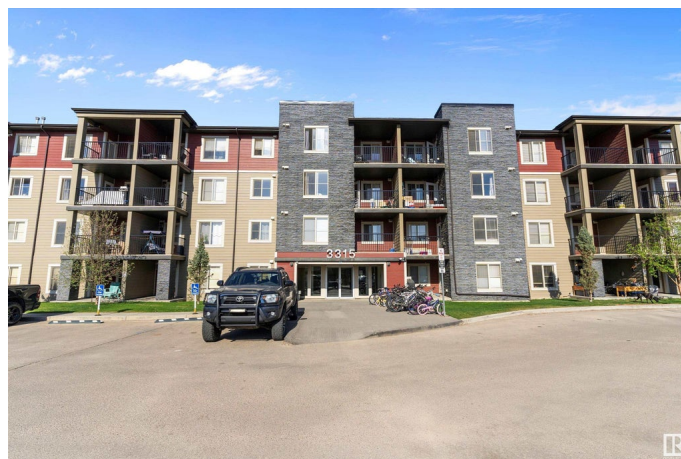
FIRST TIME HOME BUYERS or INVESTORS ALERT! Welcome to effortless living in the heart of Allard! Step into this bright and airy 2-BEDROOM + DEN condo offering nearly 800 sq ft of smartly designed space. The open-concept floorplan seamlessly connects your kitchen, dining, and living areas—perfect for both 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® # E4443851

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 June 23rd, 2025
Days on Market 11
Zoning Zone 55
Condo Fee \$373

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on July 4th, 2025 at 8:47pm MDT