

## \$209,900 - 416 3315 James Mowatt Trail, Edmonton

MLS® #E4453091

### \$209,900

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

~ MINT CONDITION TOP FLOOR UNIT ~ 2 BEDROOM PLUS DEN ~ 2 FULL BATHS ~ HEATED UNDERGROUND PARKING ~ AIR CONDITIONING ~ BUILT IN 2016 ~ LOCATED in the SAFE, CLEAN COMMUNITY of ALLARD in SW EDMONTON ~ This is a perfect starter unit or great for retirees or investors. The location is amazing with easy access to Anthony Henday Drive and a short drive to Edmonton International Airport. The unit is clean and ready to go. All the appliances are included and there is tons of space with the open den plus 2 bedrooms. This unit has AIR CONDITIONING, which is very rare for the units in this complex. Top floor with no one above you helps make this a very quiet unit to live or study in. Great for students or just about anyone. HURRY BEFORE THIS ONE IS GONE !!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453091  |
| Price          | \$209,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 759       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 416 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                           |
| Parking        | Heated, Underground                                                                                                                                                                                         |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                      |
| Exterior Features | Airport Nearby, Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 55           |
| HOA Fees       | 71                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$373             |

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Listing information last updated on August 28th, 2025 at 7:47am MDT