

## \$185,000 - 132 3315 James Mowatt Trail, Edmonton

MLS® #E4456399

**\$185,000**

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stylish 2-bedroom, 1-bath main floor condo offering low-maintenance living in a prime location. The open layout features vinyl plank flooring with no carpet, a modern kitchen with granite countertops, stainless steel appliances, and convenient in-suite laundry. Enjoy year-round comfort with a heated underground titled parking stall and private storage room. Step outside to your covered balcony, complete with a gas line for BBQs, perfect for relaxing or small gatherings. This well-appointed home combines comfort and functionality with easy access to the QE2, Anthony Henday, shopping, dining, and everyday amenities. A fantastic opportunity for first-time buyers, down-sizers, or investors seeking a move-in ready property in a sought-after community.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456399  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 671       |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 132 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|                |                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                         |
| Parking        | Heated, Underground                                                                                                                                                                       |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

|                |          |
|----------------|----------|
| Days on Market | 13       |
| Zoning         | Zone 55  |
| HOA Fees       | 70.88    |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$341    |

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Listing information last updated on September 18th, 2025 at 3:17am MDT