

## \$235,000 - 202 3315 James Mowatt Trail, Edmonton

MLS® #E4462299

**\$235,000**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

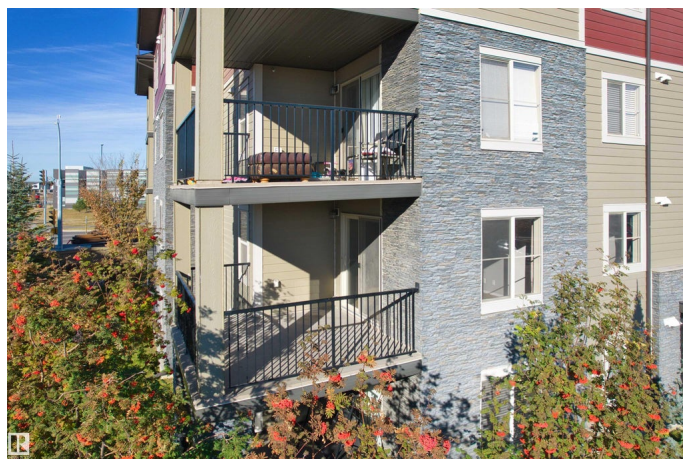
Allard, Edmonton, AB

ORIGINAL OWNER "IMMACULATE and MOVE-IN READY! This ULTRA-RARE, ULTRA-BRIGHT 2-BEDROOM, 2-FULL-BATH CORNER UNIT with a FLEX DEN features LUXURY VINYL FLOORING, modern QUARTZ COUNTERTOPS, and stainless-steel appliances. Comes with 2 PARKING STALLS "one underground and one surface. As you walk in, you'll find a FLEX AREA PERFECT FOR A DEN OR HOME OFFICE leading into a spacious kitchen, dining, and living area filled with natural light. The large primary bedroom includes a WALK-IN closet and full ENSUITE, while the second bedroom and 4-pc bath provide excellent privacy. Enjoy a COVERED BALCONY THAT DOES NOT FACE THE STREET, ideal for relaxing. Conveniently located near shopping, top-rated K-9 and high school, and minutes to the Edmonton Airport. Don't miss out!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462299  |
| Price      | \$235,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 970                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 202 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 2                                                       |
| Parking        | Stall, Underground, See Remarks                         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 55            |
| Condo Fee      | \$505              |

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Listing information last updated on October 28th, 2025 at 7:17pm MDT