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

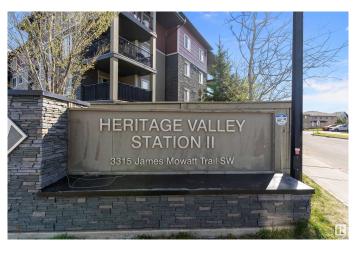
MLS® #E4434500

#### \$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 areasâ€"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
Туре	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

#### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	42
Zoning	Zone 55
Condo Fee	\$373

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Listing information last updated on June 16th, 2025 at 12:47pm MDT