

## \$200,000 - 313 3211 James Mowatt Trail, Edmonton

MLS® #E4450444

**\$200,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard – One of Southwest Edmonton’s Most Desirable Communities! This charming 2-bedroom condo offers unbeatable value and convenience in the heart of Allard. Whether you’re a first-time homebuyer, investor, or downsizer, this home checks all the boxes! Enjoy a functional layout with spacious bedrooms, open-concept living, and large windows that let in natural light. Located within walking distance to parks, playgrounds, schools, public transit, and everyday essentials – everything you need is truly just around the corner. Commuters will love the easy access to Anthony Henday, Calgary Trail, South Common, and the Edmonton International Airport. With Allard’s strong community vibe and proximity to top amenities, this is your opportunity to live in one of SW Edmonton’s most sought-after neighbourhoods at an exceptional price. Sold As-Is, Where-Is. Don’t miss out!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450444  |
| Price     | \$200,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 313 3211 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Underground, See Remarks |

### Interior

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Hot Water, Natural Gas                                                                            |
| # of Stories | 4                                                                                                 |
| Stories      | 4                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | None, No Basement                                                                                 |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Vinyl             |
| Exterior Features | Airport Nearby, Schools |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Vinyl             |
| Foundation        | Concrete Perimeter      |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Market  | 6               |
| Zoning          | Zone 55         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$376           |

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Listing information last updated on August 6th, 2025 at 8:02pm MDT