

## \$165,000 - 310 3207 James Mowatt Trail, Edmonton

MLS® #E4466025

**\$165,000**

1 Bedroom, 1.00 Bathroom, 657 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Immediate possession available. Ready to move in. Offers ensuite laundry and all appliances, 2 Bedrooms, one Washroom, Kitchen, Dining and living areas and a huge Balcony. Very convenient and comfortable living. Public Transportation, Elementary, and High Schools, Superstore, Shoppers, fast food and all kinda restaurants close by. Parking stall #29

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4466025               |
| Price          | \$165,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                             |
|---------|-----------------------------|
| Address | 310 3207 James Mowatt Trail |
| Area    | Edmonton                    |



|             |          |
|-------------|----------|
| Subdivision | Allard   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3L6  |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Parking-Visitor |
| Parking   | Stall           |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Airport Nearby, Commercial, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 55             |
| Condo Fee      | \$335               |

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Listing information last updated on November 18th, 2025 at 4:02am MST