

## \$235,000 - 301 3315 James Mowatt Trail, Edmonton

MLS® #E4442182

**\$235,000**

2 Bedroom, 2.00 Bathroom, 973 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Better Than Renting! This well-maintained corner unit apartment offers nearly 1,000 sq ft of comfortable living space in the vibrant community of Allard. Ideal for first-time buyers or savvy investors, this 2016-built condo features 2 spacious bedrooms, 2 full bathrooms, and a versatile den—perfect for a home office or extra storage. The open-concept layout flows beautifully to a private balcony, ideal for relaxing or entertaining. In-unit laundry adds everyday convenience. Enjoy the security and comfort of heated underground parking—no more scraping snow in winter! Located directly across from a school and just minutes from shopping, dining, and highway access, this home offers a lifestyle of ease and connection. With low condo fees and excellent value, this is a smart move in one of Edmonton's™ growing neighborhoods. Quick possession available—make it yours today!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442182  |
| Price      | \$235,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 973                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 301 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Parking-Visitor, Secured Parking, Rooftop Deck/Patio |
| Parking Spaces | 1                                                    |
| Parking        | Heated, Underground                                  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 4                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

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

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | DR. LILA FAHLMAN SCHOOL  |
| Middle     | DR. LILA FAHLMAN SCHOOL  |
| High       | DR. ANNE ANDERSON SCHOOL |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 55         |
| HOA Fees       | 70.88           |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$471           |

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Listing information last updated on June 17th, 2025 at 9:17am MDT