

## \$195,000 - 111 3207 James Mowatt Trail, Edmonton

MLS® #E4451368

**\$195,000**

2 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! Perfect for first-time buyers or investors, this spacious 2-bedroom condo offers a bright and inviting living space with large windows that fill the home with natural light. Enjoy a modern kitchen with GRANITE countertops, New Dishwasher, Newer FRIDGE, STOVE and MICROWAVE (2021) and convenient IN-SUITE LAUNDRY. The walk-out patio opens directly onto a green space with easy access to nearby walking paths. Additional features include UNDERGROUND parking for added security and comfort. Ideally located near schools, with quick access to 41st Ave SW and Highway 2 for an effortless commute to Airport, Nisku or the rest of Edmonton. THIS UNIT is in MOVE-IN READY CONDITION. Hurry before it is gone.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451368  |
| Price          | \$195,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 702       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 111 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|           |                                                                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows |
| Parking   | Heated, Underground                                                                                                                                                  |

### Interior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 2                |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 71       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$412    |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 8:17pm MDT