

Courtesy Of Ricardo D Brito Of RE/MAX Elite

# \$209,888 - 413 3315 James Mowatt Trail, Edmonton

MLS® #E4423848

**\$209,888**

2 Bedroom, 2.00 Bathroom, 758 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this exquisite TOP FLOOR condo in Allard with FURNITURE INCLUDED! This spacious 2-bedroom, 2 BATHROOM + DEN/OFFICE unit is perfect for contemporary living. You will be greeted by a welcoming foyer leading to an open-concept kitchen featuring QUARTZ COUNTERTOPS, LIGHT BACKSPLASH, STAINLESS STEEL APPLIANCES and a large living area filled with natural light with direct access to the spacious WEST FACING BALCONY for those perfect relaxing sunsets. The primary bedroom boasts a walk-in closet and a 3-piece ensuite. Additionally, there's a well-sized 2nd bedroom, a generous size DEN/OFFICE/ROOM, a 4-piece bathroom, convenient in-suite laundry and AIR CONDITIONING for those hot summer days. Enjoy the luxury of one HEATED UNDERGROUND PARKING STALL. Located in South Edmonton, this condo is within walking distance to bus stops, shops, schools, and grocery stores. Plus, it offers easy access to parks, ponds, trails, Anthony Henday and the airport. It's an ideal choice for first-time buyers or investors!

Built in 2016

## Essential Information

MLS® #	E4423848
Price	\$209,888



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	758
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Amenities	Air Conditioner, Parking-Visitor
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	Zone 55
HOA Fees	70
HOA Fees Freq.	Annually
Condo Fee	\$373

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