

Courtesy Of Rakesh A Patel Of RE/MAX Excellence

## \$210,000 - 403 3211 James Mowatt Trail, Edmonton

MLS® #E4429268

**\$210,000**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

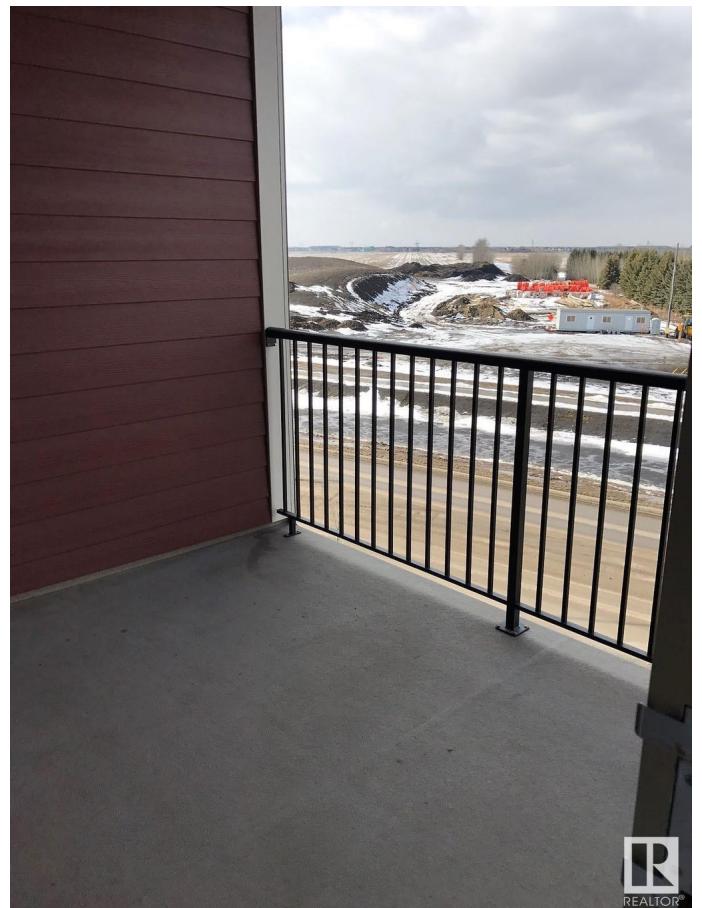
Welcome to the spacious top floor unit in Heritage valley station. It has two bedrooms plus den and 2 full baths. This unit has modern open concept living room, kitchen with granite countertop and ample cabinets, master bedroom with closet and 4 piece ensuite and second bedroom. There is a beautiful view from the top floor large balcony. The unit comes with underground titled parking. It is conveniently located close to shopping centre, public transportation, schools and easy access to highway.

Built in 2016

### Essential Information

MLS® #	E4429268
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	403 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### **Amenities**

Amenities	Parking-Visitor
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
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

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$382

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 April 10th, 2025 at 10:32pm MDT