

## \$209,900 - 303 3211 James Mowatt Trail, Edmonton

MLS® #E4461094

**\$209,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

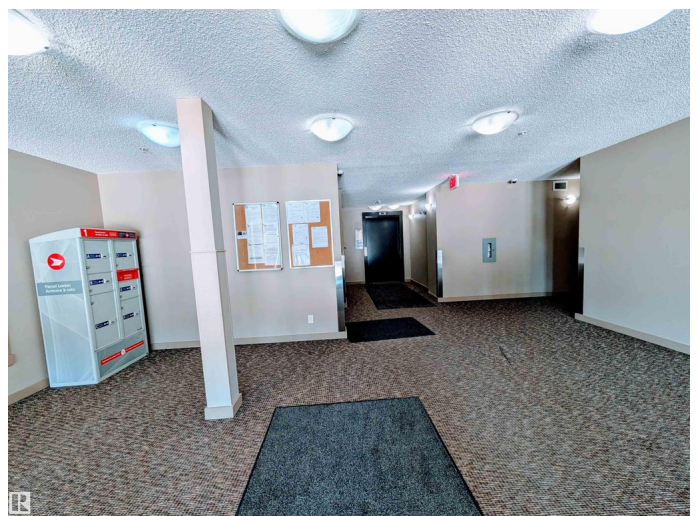
Allard, Edmonton, AB

Original owner and PRIDE of Ownership is evident. This unit will not disappoint you. Features 2 Bedrooms plus a Den AND 2 Full Bathrooms. It has been freshly painted (Professionally) and New light fixtures installed. The Kitchen features Granite countertops and Stainless appliances. Primary bedroom features a 4 piece ensuite and a double closet. Unit also has in suite laundry with stacking matching washer and dryer, Large deck, rough in for air conditioning, underground heated parking and a secure concrete storage unit. Quick access to yeg airport, shopping and all other amenities. FYI Dog or Cat up to 33 lbs. (15kg) is allowed.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461094          |
| Price          | \$209,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 760               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 303 3211 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                      |
| Parking        | Heated, Underground                                                                    |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                             |
| # of Stories      | 4                                                                                                                             |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 55           |

|                |          |
|----------------|----------|
| HOA Fees       | 71       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$446    |

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Listing information last updated on October 23rd, 2025 at 12:47am MDT