

## \$194,000 - 313 3211 James Mowatt Trail, Edmonton

MLS® #E4450444

**\$194,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Located in the highly regarded community of Allard, this 2-bedroom condo offers excellent value and convenience. The functional layout features spacious bedrooms, open-concept living, and large windows that allow for plenty of natural light. Within walking distance to parks, playgrounds, schools, public transit, and everyday amenities. Easy access to Anthony Henday, Calgary Trail, South Common, and Edmonton International Airport adds to the appeal. This property includes two titled parking stalls and appliances present at the time of listing: refrigerator, dishwasher, microwave over-the-range, stove/oven, washer, dryer, and air conditioning. Sold as-is, where-is with no warranties or representations.

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450444          |
| Price          | \$194,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 761               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 313 3211 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., See Remarks |
| Parking Spaces | 2                                           |
| Parking        | Underground, See Remarks                    |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Hot Water, Natural Gas                                                                                        |
| # of Stories | 4                                                                                                                           |
| Stories      | 4                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | None, No Basement                                                                                                           |

### Exterior

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

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Dr. Lila Fahlman School   |
| Middle     | St. Thomas Aquinas School |
| High       | Harry Ainlay High School  |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Market  | 82              |
| Zoning          | Zone 55         |
| RE / Bank Owned | Yes             |
| HOA Fees        | 70.88           |
| HOA Fees Freq.  | Annually        |
| Condo Fee       | \$376           |

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Listing information last updated on October 21st, 2025 at 3:17pm MDT