

## **\$181,900 - 125 3315 James Mowatt Trail, Edmonton**

MLS® #E4460386

**\$181,900**

2 Bedroom, 1.00 Bathroom, 678 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Attention First-Time Buyers & Investors!  
Move-in ready 2 bed, 1 bath condo with in-suite laundry and underground parking in the desirable SW community of Allard. Located in Heritage Valley Station, a well-managed building with low condo fees, this open-concept unit features granite countertops, stainless steel appliances, and a spacious living area with access to your private patio. Enjoy the convenience of being within walking distance to Shopping, Restaurants, Grocery Stores, schools and public transit. Commuters will love the easy access to Hwy 2, Anthony Henday, South Edmonton Common, and the airport. Perfect for those seeking affordable homeownership or a great investment opportunity in a growing neighbourhood.

Built in 2016

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4460386  |
| Price          | \$181,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 678       |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 125 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Parking-Visitor, Patio, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1                                                            |
| Parking        | Heated, Parkade, See Remarks                                 |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories | 4                                                                                                      |
| Stories      | 4                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |

|           |         |
|-----------|---------|
| Zoning    | Zone 55 |
| Condo Fee | \$335   |

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Listing information last updated on October 21st, 2025 at 6:02pm MDT