

\$235,000 - 301 3315 James Mowatt Trail, Edmonton

MLS® #E4442182

\$235,000

2 Bedroom, 2.00 Bathroom, 973 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Better Than Renting! This well-maintained corner unit apartment offers nearly 1,000 sq ft of comfortable living space in the vibrant community of Allard. Ideal for first-time buyers or savvy investors, this 2016-built condo features 2 spacious bedrooms, 2 full bathrooms, and a versatile den—perfect for a home office or extra storage. The open-concept layout flows beautifully to a private balcony, ideal for relaxing or entertaining. In-unit laundry adds everyday convenience. Enjoy the security and comfort of heated underground parking—no more scraping snow in winter! Located directly across from a school and just minutes from shopping, dining, and highway access, this home offers a lifestyle of ease and connection. With low condo fees and excellent value, this is a smart move in one of Edmonton's™s growing neighborhoods. Quick possession available—make it yours today!

Built in 2016

Essential Information

MLS® #	E4442182
Price	\$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	973
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	301 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Parking-Visitor, Secured Parking, Rooftop Deck/Patio
Parking Spaces	1
Parking	Heated, Underground

Interior

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

School Information

Elementary	DR. LILA FAHLMAN SCHOOL
Middle	DR. LILA FAHLMAN SCHOOL
High	DR. ANNE ANDERSON SCHOOL

Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$471

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Listing information last updated on June 17th, 2025 at 3:17pm MDT