\$169,900 - 306 3207 James Mowatt Trail, Edmonton

MLS® #E4452071

\$169,900

1 Bedroom, 1.00 Bathroom, 658 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! This beautifully maintained suite offers 1 bedroom + den and 1 full bathroom with an open-concept layout. Kitchen features ample cabinet space and a large countertop breakfast bar that opens into the bright living area. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Relax on your quiet west-facing balcony, great for peaceful evenings or a morning coffee. Located in a prime southwest Edmonton location, you're just minutes from shopping, dining, transit, and all essential amenities. Move-in ready and perfectly priced, don't miss your chance to own in this beautiful building!



Essential Information

MLS® # E4452071 Price \$169,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 658

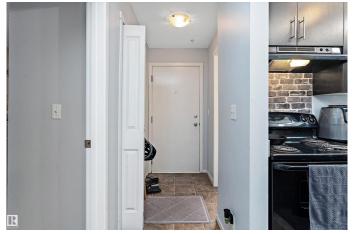
Acres 0.00

Year Built 2016

Type Condo / Townhouse

Sub-Type Lowrise Apartment







Style Single Level Apartment

Status Active

Community Information

Address 306 3207 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L6

Amenities

Amenities Parking-Visitor, Security Door, Storage-In-Suite

Parking Spaces 1

Parking Stall

Interior

Appliances Dishwasher-Built-In, 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, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 3

Zoning Zone 55

Condo Fee \$335

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