

\$189,900 - 335 3315 James Mowatt Trail, Edmonton

MLS® #E4466269

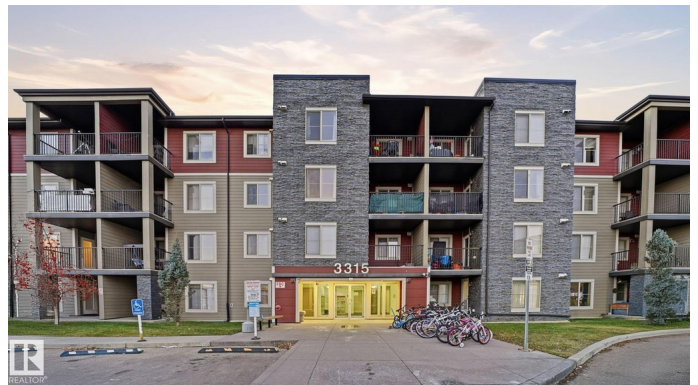
\$189,900

2 Bedroom, 2.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

WELCOME to this 2-bedroom, 2-Bathroom condo, located in the Family Friendly community of ALLARD. CONVENIENCE IS KEY---> This home is RIGHT-ACROSS-THE-STREET from Dr. Anne Henderson High School, allowing kids to walk to school. Less than 2 minutes away are more shops, restaurants, and Grocery stores, not to mention the Airport is less than 15 minutes away. This Open Floor Plan unit has notable upgrades such as as: GRANITE COUNTERS THROUGHOUT; the Laundry Room has be upgraded by CALIFORNIA CLOSETS for additional storage. The Covered balcony can be used year round and the suite was also upgraded to include ROUGH-IN for AIR CONDITIONING. Enjoy Heated UNDERGROUND PARKING (Titled) to keep your car warm in the cold winter months. This is the best price for a 2-Bedroom 2-Bathroom with underground parking in the entire complex, get it before it's gone!



Built in 2016

Essential Information

MLS® #	E4466269
Price	\$189,900
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	335 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Off Street Parking, Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding

Foundation Concrete Perimeter

School Information

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

Additional Information

Date Listed November 20th, 2025
Zoning Zone 55
HOA Fees 70.88
HOA Fees Freq. Annually
Condo Fee \$390

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