

Courtesy Of Natasha Wright Of Sweetly

# \$230,000 - 409 3315 James Mowatt Trail, Edmonton

MLS® #E4425566

**\$230,000**

2 Bedroom, 2.00 Bathroom, 933 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

This beautiful top-floor condo features 2 spacious bedrooms plus a versatile den, perfect for a home office or extra living space. The modern kitchen is equipped with sleek stainless steel appliances, including a new microwave and dishwasher, and youâ€™™ll enjoy the convenience of in-suite laundry. Additional highlights include a titled parking stall and a large west-facing patio, ideal for enjoying sunsets and outdoor relaxation. Conveniently located close to schools and with quick access to the airport.

Built in 2016

## Essential Information

MLS® #	E4425566
Price	\$230,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	933
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

## Community Information



Address	409 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### **Amenities**

Amenities	Intercom, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Opener, Refrigerator, Stacked Washer/Dryer
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$454

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