

## \$224,900 - 216 3315 James Mowatt Trail, Edmonton

MLS® #E4435040

**\$224,900**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station in the vibrant community of Allard! This bright and spacious 2-bedroom condo with a versatile den/office is perfect for first-time buyers, investors or those looking to downsize. The open-concept layout features a welcoming foyer and a functional office nook, leading to a modern kitchen with ample cabinetry and a large island – ideal for entertaining. The dining and living areas are filled with natural light and provide access to a private balcony. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is adjacent to another full 4-piece bath. Additional highlights include in-suite laundry and a titled heated underground parking. Prime location close to schools, shopping, restaurants, transit, HWY 2, the Outlet Mall and Edmonton International Airport. A fantastic opportunity you don't want to miss!

Built in 2016

### Essential Information

MLS® #	E4435040
Price	\$224,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	763
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	216 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Security Door, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$375

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