

\$172,500 - 115 3315 James Mowatt Trail, Edmonton

MLS® #E4465637

\$172,500

2 Bedroom, 1.00 Bathroom, 664 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this well-kept 2-bedroom, 1-bath condo in the heart of Allard - the perfect fit for first-time buyers, downsizers, or investors looking for a stress-free property in a growing community. This low-maintenance unit offers an open layout, a fresh new dishwasher, and a bright living space that opens onto your private ground-level patio - ideal for morning coffee or letting some fresh air in. Plus, enjoy the convenience of in-suite laundry. Youâ€™ll love having TWO parking stalls, giving you flexibility for guests, roommates, or extra vehicles. Located steps from shops, parks, walking paths, and quick access to major routes, this area continues to develop with new amenities popping up all around. If youâ€™re looking for an affordable, move-in-ready home in an up-and-coming neighbourhood, this one checks every box.

Built in 2016

Essential Information

MLS® #	E4465637
Price	\$172,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	664
Acres	0.00



Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	115 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Parking-Visitor, Patio, Security Door, Sprinkler System-Fire
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
-------------	---------------------

Days on Market	4
Zoning	Zone 55
Condo Fee	\$350

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 9:47pm MST