

\$214,000 - 216 3315 James Mowatt Trail, Edmonton

MLS® #E4435040

\$214,000

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 | \$214,000 |
| 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 | 45 |
| Zoning | Zone 55 |
| HOA Fees | 71 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$375 |

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Listing information last updated on June 20th, 2025 at 11:02pm MDT