# \$195,000 - 111 3207 James Mowatt Trail, Edmonton

MLS® #E4451368

## \$195,000

2 Bedroom, 1.00 Bathroom, 702 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! Perfect for first-time buyers or investors, this spacious 2-bedroom condo offers a bright and inviting living space with large windows that fill the home with natural light. Enjoy a modern kitchen with GRANITE countertops, New Dishwasher, Newer FRIDGE, STOVE and MICROWAVE (2021) and convenient IN-SUITE LAUNDRY. The walk-out patio opens directly onto a green space with easy access to nearby walking paths. Additional features include UNDERGROUND parking for added security and comfort. Ideally located near schools, with quick access to 41st Ave SW and Highway 2 for an effortless commute to Airport, Nisku or the rest of Edmonton. THIS UNIT is in MOVE-IN READY CONDITION. Hurry before it is gone.



#### **Essential Information**

MLS® # E4451368 Price \$195,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

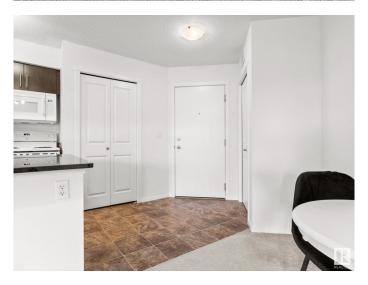
Square Footage 702

Acres 0.00

Year Built 2016







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 111 3207 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L6

## **Amenities**

Amenities Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking

Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Television

Connection, Vinyl Windows

Parking Heated, Underground

## Interior

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, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed August 6th, 2025

Zoning Zone 55

HOA Fees 71

HOA Fees Freq. Annually

Condo Fee \$412

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