

## \$209,900 - 416 3315 James Mowatt Trail, Edmonton

MLS® #E4453091

**\$209,900**

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

~ MINT CONDITION TOP FLOOR UNIT ~ 2 BEDROOM PLUS DEN ~ 2 FULL BATHS ~ HEATED UNDERGROUND PARKING ~ AIR CONDITIONING ~ BUILT IN 2016 ~ LOCATED in the SAFE, CLEAN COMMUNITY of ALLARD in SW EDMONTON ~ This is a perfect starter unit or great for retirees or investors. The location is amazing with easy access to Anthony Henday Drive and a short drive to Edmonton International Airport. The unit is clean and ready to go. All the appliances are included and there is tons of space with the open den plus 2 bedrooms. This unit has AIR CONDITIONING, which is very rare for the units in this complex. Top floor with no one above you helps make this a very quiet unit to live or study in. Great for students or just about anyone. HURRY BEFORE THIS ONE IS GONE !!

Built in 2016

### Essential Information

MLS® #	E4453091
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	0.00



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

### Community Information

Address	416 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Television Connection, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Flat Site, Golf Nearby, Landscaped, No Back Lane, Not Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$373

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