

## \$214,900 - 429 3315 James Mowatt Trail, Edmonton

MLS® #E4438309

**\$214,900**

2 Bedroom, 2.00 Bathroom, 770 sqft

Condo / Townhouse on 0.00 Acres

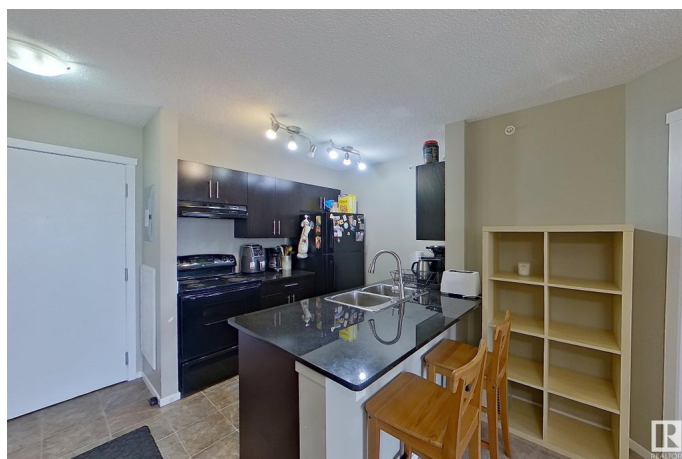
Allard, Edmonton, AB

This exceptional and well maintained TOP FLOOR 2-bedroom plus den unit comes with 2 Titled Parking Stalls, 1 UNDERGROUND and 1 SURFACE. Inside, there's a den, perfect for your hobbies or a home office. Comes with 2 full bathrooms. The beautiful kitchen offers granite countertops and opens to the dining and living room areas giving you plenty of room to relax or entertain friends. The main bedroom has 2 closet spaces and a private ensuite bathroom. The 2nd bedroom is also spacious. Step outside onto a large balcony, a great spot for fresh air and sun. In-suite laundry. Condo fees include heat and water. Walking distance to schools, shopping and public bus stops. Easy access to Anthony Henday and Calgary Trail. 11 minute drive to Edmonton International Airport.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438309  |
| Price          | \$214,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 770       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 429 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Deck, No Animal Home, Parking-Visitor, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                           |
| Parking        | Stall, Underground                                                          |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                  |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 23rd, 2025 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 2        |
| Zoning         | Zone 55  |
| HOA Fees       | 71       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$379    |

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Listing information last updated on May 25th, 2025 at 7:47am MDT