

\$235,000 - 301 3315 James Mowatt Trail, Edmonton

MLS® #E4442182

\$235,000

2 Bedroom, 2.00 Bathroom, 973 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Better Than Renting! This well-maintained corner unit apartment offers nearly 1,000 sq ft of comfortable living space in the vibrant community of Allard. Ideal for first-time buyers or savvy investors, this 2016-built condo features 2 spacious bedrooms, 2 full bathrooms, and a versatile den—perfect for a home office or extra storage. The open-concept layout flows beautifully to a private balcony, ideal for relaxing or entertaining. In-unit laundry adds everyday convenience. Enjoy the security and comfort of heated underground parking—no more scraping snow in winter! Located directly across from a school and just minutes from shopping, dining, and highway access, this home offers a lifestyle of ease and connection. With low condo fees and excellent value, this is a smart move in one of Edmonton's™ growing neighborhoods. Quick possession available—make it yours today!

Built in 2016

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442182 |
| Price | \$235,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 973 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 301 3315 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3L9 |

Amenities

| | |
|----------------|--|
| Amenities | Parking-Visitor, Secured Parking, Rooftop Deck/Patio |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

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

Exterior

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

School Information

| | |
|------------|--------------------------|
| Elementary | DR. LILA FAHLMAN SCHOOL |
| Middle | DR. LILA FAHLMAN SCHOOL |
| High | DR. ANNE ANDERSON SCHOOL |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 55 |
| HOA Fees | 70.88 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$471 |

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Listing information last updated on June 20th, 2025 at 4:02am MDT