\$214,900 - 221 3315 James Mowatt Trail, Edmonton

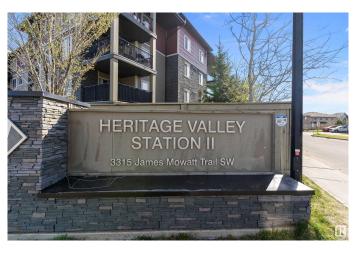
MLS® #E4443851

\$214,900

2 Bedroom, 2.00 Bathroom, 767 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

FIRST TIME HOME BUYERS or INVESTORS ALERT! Welcome to effortless living in the heart of Allard! Step into this bright and airy 2-BEDROOM + DEN condo offering nearly 800 sq ft of smartly designed space. The open-concept floorplan seamlessly connects your kitchen, dining, and living areasâ€"perfect for both relaxing and entertaining. Enjoy the perks of west-facing exposure, flooding the unit with natural light and offering golden sunset views from your private balcony. Stay comfortable year-round with AIR-CONDITIONING which is RARE and a true bargain at this price point! Also, appreciate the ease of second-floor living with UNDERGROUND parking included. Two full bathrooms add flexibility for guests or roommates, and the versatile DEN makes an ideal home office or creative space. Located steps from parks, LRT, schools, shopping, and quick access to major routes, this is the perfect home base for modern living. Move-in Ready and Immediate Possession available! Condo fees INCLUDES HEAT and WATER!







Built in 2016

Essential Information

| MLS® # | E4443851 |
|--------|-----------|
| Price | \$214,900 |

| Bedrooms | 2 |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 767 |
| Acres | 0.00 |
| Year Built | 2016 |
| Туре | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| Address | 221 3315 James Mowatt Trail |
|-------------|-----------------------------|
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3L6 |

Amenities

| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor |
|-----------|---|
| Parking | Underground |

Interior

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

Exterior

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

Additional Information

| Date Listed | June 23rd, 2025 |
|----------------|-----------------|
| Days on Market | 58 |
| Zoning | Zone 55 |
| Condo Fee | \$373 |

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Listing information last updated on August 19th, 2025 at 9:47pm MDT