

## \$209,900 - 216 3315 James Mowatt Trail, Edmonton

MLS® #E4450130

**\$209,900**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station in the vibrant community of Allard! This bright and spacious 2-bedroom condo with a versatile den/office is perfect for first-time buyers, investors or those looking to downsize. The open-concept layout features a welcoming foyer and a functional office nook, leading to a modern kitchen with ample cabinetry and a large island – ideal for entertaining. The dining and living areas are filled with natural light and provide access to a private balcony. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is adjacent to another full 4-piece bath. Additional highlights include in-suite laundry and a titled heated underground parking. Prime location close to schools, shopping, restaurants, transit, HWY 2, the Outlet Mall and Edmonton International Airport. A fantastic opportunity you don't want to miss!

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450130  |
| Price      | \$209,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 216 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Security Door, See Remarks |
| Parking   | Underground                                                                                                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Stone, Vinyl                                                                    |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 55         |
| HOA Fees       | 71              |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$375           |

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Listing information last updated on August 14th, 2025 at 6:32pm MDT