

## \$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

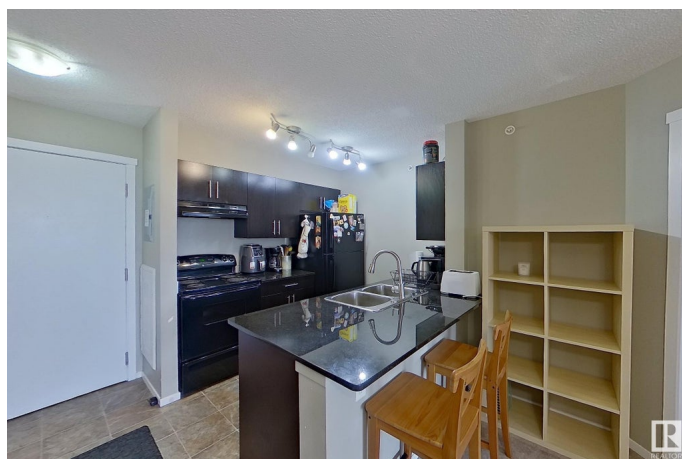
Allard, Edmonton, AB

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
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Days on Market	17
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$379

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Listing information last updated on June 9th, 2025 at 12:32pm MDT