

## \$189,900 - 124 3315 James Mowatt Trail, Edmonton

MLS® #E4457214

**\$189,900**

2 Bedroom, 1.00 Bathroom, 733 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Perfect for first-time buyers or investors, this spacious 2-bedroom condo offers a bright and inviting living space . Additional features include UNDERGROUND parking for added security and comfort This well-appointed home combines comfort and functionality with easy access to the shopping, dining, and everyday amenities.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457214               |
| Price          | \$189,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 733                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                             |
|---------|-----------------------------|
| Address | 124 3315 James Mowatt Trail |
| Area    | Edmonton                    |



|             |          |
|-------------|----------|
| Subdivision | Allard   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3L9  |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Underground     |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                                        |
| # of Stories | 4                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 55              |
| HOA Fees       | 70.88                |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$336                |

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Listing information last updated on September 15th, 2025 at 4:33pm MDT