

Courtesy Of John Anderson Of MaxWell Polaris

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

MLS® #E4398337

**\$214,900**

2 Bedroom, 2.00 Bathroom, 763 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Bright and Spacious West Facing 2 Bedroom plus Den condo with AIR CONDITIONING!! Very well maintained original owner unit with a nice kitchen including upgraded cabinets, granite counters and stainless appliances. Also features two, 4 piece bathrooms, front load washer/dryer, a separate den and a large covered balcony overlooking a natural green space. Close to amenities including lots of restaurants and shopping, as well as great access to HWY 2 and only 10 minutes to the airport, Costco and Outlet Mall! Heated and secure underground parking included. Quick possession available!

Built in 2016

## Essential Information

MLS® #	E4398337
Price	\$214,900
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 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, Secured Parking, Security Door, Sprinkler System-Fire  
Parking Spaces 1  
Parking Heated, Parkade, Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
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, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Slab

### Additional Information

Date Listed July 17th, 2024  
Days on Market 260  
Zoning Zone 55  
Condo Fee \$373

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 2:17pm MDT