

# **\$1,450 - 310 3315 James Mowatt Trail, Edmonton**

MLS® #E4431206

**\$1,450**

1 Bedroom, 1.00 Bathroom, 667 sqft

Rental on 0.00 Acres

Allard, Edmonton, AB

Welcome to your 1 bed + den, 1 bath apartment located in SW Edmonton. This floor plan is very open with 1 bedroom + a den and 1 full bathroom, 1 underground parking stall, in-suite laundry, Stainless steel appliances, granite counters. Patio area is large – plenty of space for your BBQ as well as patio furniture. Not only is the unit fantastic, the location is as well. Heritage Valley Station II is walking distance to shopping (Superstore, Shoppers, Starbucks), major routes (Ellerslie, 111st, 41st Ave, Anthony Henday), and the airport. Easy access to public transportation as well. You are minutes away from where you need to be. Sorry NO smoking and NO pets. Your rent includes water / heat / parking ~ You pay for electricity. Tenant insurance is required. Security deposit is equal to one month's rent and will be required in full upon approval. Available June 1st, 2025 for a 1 year lease! Applications will be processed by running a credit check and getting references from your landlord.



## **Essential Information**

MLS® #	E4431206
Price	\$1,450
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Type	Rental
Style	Single Level Apartment
Status	Active

### Community Information

Address	310 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Parking	Underground
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### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
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### Additional Information

Date Listed	April 16th, 2025
Days on Market	3
Zoning	Zone 55

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Listing information last updated on April 19th, 2025 at 3:32pm MDT