

Courtesy Of Rakesh A Patel Of RE/MAX Excellence

\$210,000 - 403 3211 James Mowatt Trail, Edmonton

MLS® #E4429268

\$210,000

2 Bedroom, 2.00 Bathroom, 759 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to the spacious top floor unit in Heritage valley station. It has two bedrooms plus den and 2 full baths. This unit has modern open concept living room, kitchen with granite countertop and ample cabinets, master bedroom with closet and 4 piece ensuite and second bedroom. There is a beautiful view from the top floor large balcony. The unit comes with underground titled parking. It is conveniently located close to shopping centre, public transportation, schools and easy access to highway.

Built in 2016

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4429268 |
| Price | \$210,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 759 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information



| | |
|-------------|-----------------------------|
| Address | 403 3211 James Mowatt Trail |
| Area | Edmonton |
| Subdivision | Allard |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 3L6 |

Amenities

| | |
|-----------|---------------------|
| Amenities | Parking-Visitor |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 55 |
| HOA Fees | 70.88 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$382 |

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Listing information last updated on April 6th, 2025 at 12:32am MDT