

\$169,900 - 306 3207 James Mowatt Trail, Edmonton

MLS® #E4452071

\$169,900

1 Bedroom, 1.00 Bathroom, 658 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! This beautifully maintained suite offers 1 bedroom + den and 1 full bathroom with an open-concept layout. Kitchen features ample cabinet space and a large countertop breakfast bar that opens into the bright living area. Enjoy the convenience of in-suite laundry with a stacked washer and dryer. Relax on your quiet west-facing balcony, great for peaceful evenings or a morning coffee. Located in a prime southwest Edmonton location, you're just minutes from shopping, dining, transit, and all essential amenities. Move-in ready and perfectly priced, don't miss your chance to own in this beautiful building!

Built in 2016

Essential Information

MLS® #	E4452071
Price	\$169,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	658
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

Community Information

Address	306 3207 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	\$335

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