

## \$209,900 - 303 3211 James Mowatt Trail, Edmonton

MLS® #E4461094

**\$209,900**

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Original owner and PRIDE of Ownership is evident. This unit will not disappoint you. Features 2 Bedrooms plus a Den AND 2 Full Bathrooms. It has been freshly painted (Professionally) and New light fixtures installed. The Kitchen features Granite countertops and Stainless appliances. Primary bedroom features a 4 piece ensuite and a double closet. Unit also has in suite laundry with stacking matching washer and dryer, Large deck, rough in for air conditioning, underground heated parking and a secure concrete storage unit. Quick access to yeg airport, shopping and all other amenities. FYI Dog or Cat up to 33 lbs. (15kg) is allowed.

Built in 2016

### Essential Information

MLS® #	E4461094
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	760
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	303 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave 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, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 6th, 2025
Days on Market	2
Zoning	Zone 55

HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$446

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Listing information last updated on October 8th, 2025 at 1:47pm MDT