

## **\$209,999 - 209 3211 James Mowatt Trail, Edmonton**

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MLS® #E4433744

**\$209,999**

2 Bedroom, 2.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

**ATTN: INVESTORS OR FIRST TIME BUYER!**

Modern Living Awaits You! Discover this stunning 2nd-floor condo (820 SQ.FT) in the sought-after Allard community, South Edmonton. This bright & spacious unit offers 2 BEDROOMS, 2 full Bathrooms, & a versatile DEN. The open-concept kitchen is a chef's dream, featuring stainless steel appliances & elegant granite countertops. Relax in the primary bedroom with a walk-through closet & a 4-piece ensuite. The second bedroom is generously sized, with an additional 4-piece bathroom nearby. Enjoy the convenience of in-suite laundry with a front-load washer and dryer, and unwind on the large covered balcony WITH GLASS OF CHAMPAGNE/TEA. ONE TITLED HEATED UNDERGROUND PARKING, If you NEED a 2ND STALL, it can be purchased SEPARATELY, not included in this | Located close to top schools, shopping centers, bus routes, Anthony Henday, Calgary Trail, and Edmonton International Airport, this condo is a perfect blend of style and convenience. Don't miss your chance to call it home!



Built in 2016

### **Essential Information**

MLS® #                      E4433744

Price                         \$209,999

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	209 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	No Smoking Home, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	See Remarks, Vinyl
Exterior Features	Airport Nearby, Flat Site, Picnic Area, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles

Construction	See Remarks, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	46
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$399

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Listing information last updated on June 16th, 2025 at 11:32am MDT