

## \$189,000 - 204 3207 James Mowatt Trail, Edmonton

MLS® #E4455894

**\$189,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Attention First-Time Buyers & Investors! This spacious 2 bedroom, 2 full bath condo in Heritage Valley Station offers 773 sq ft of modern living space (RMS) with a bright open layout. The kitchen features granite countertops & stainless steel appliances, while the open dining and living area leads to your private balcony—perfect for outdoor enjoyment. The primary suite includes a full 4-piece ensuite, and the unit also offers in-suite laundry and a titled underground parking stall for year-round comfort. Ideally located in Allard with quick access to shopping, schools, transit, Anthony Henday, and Highway 2. Move in ready!!

Built in 2016

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4455894          |
| Price          | \$189,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 774               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 204 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### Amenities

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

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone                                                                                              |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Fiber Cement, Stone                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 55             |

|                |          |
|----------------|----------|
| HOA Fees       | 71       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$412    |

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Listing information last updated on September 7th, 2025 at 10:02am MDT