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

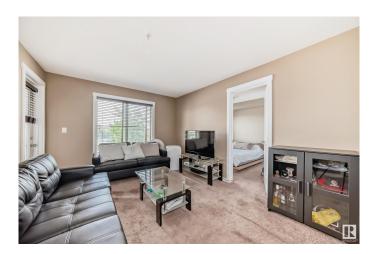
MLS® #E4433744

#### \$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, NEED a 2ND STALL? it's AVAILBLE SEPARATELY. 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		
Туре	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, Stove-Electric, Washer		
Heating	Forced Air-1, Natural Gas		
# of Stories	3		
Stories	1		
Has Basement	Yes		

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

Refrigerator,

Construction	See Remarks, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	7
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$399

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Listing information last updated on May 8th, 2025 at 12:17pm MDT