

## \$217,900 - 427 3315 James Mowatt Trail, Edmonton

MLS® #E4440211

**\$217,900**

2 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ORIGINAL OWNER! TOP FLOOR! AIR CONDITIONED! IMMACULATE Condo in beautiful South Edmonton Allard! This spacious 2-bedroom unit offers easy living. Open-concept kitchen featuring quartz countertops, tile backsplash, stainless steel appliances and a large living area filled with lots of natural light with access to the welcoming SOUTH EAST FACING BALCONY. Master bedroom offers a walk-in closet. Nice sized second bedroom and 4-piece bathroom. Convenient in-suite laundry. HEATED UNDERGROUND PARKING TITLED STALL. All this within walking distance to bus stops. Restaurants, all shopping & major grocery stores. Easy access to walking trails parks, ponds. Minutes to the Anthony Henday and the airport. Must be seen!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440211  |
| Price          | \$217,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 699       |
| Acres          | 0.00      |
| Year Built     | 2016      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 427 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Stall, Underground                                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | St. Stanislaus School |
| Middle     | D S MacKenzie School  |

High

Harry Ainlay School

Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 89             |
| Zoning         | Zone 55        |
| HOA Fees       | 70.88          |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$357          |

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Listing information last updated on September 1st, 2025 at 11:47am MDT