

Courtesy Of John Anderson Of MaxWell Polaris

# \$214,900 - 221 3315 James Mowatt Trail, Edmonton

MLS® #E4398337

**\$214,900**

2 Bedroom, 2.00 Bathroom, 763 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Bright and Spacious West Facing 2 Bedroom plus Den condo with AIR CONDITIONING!! Very well maintained original owner unit with a nice kitchen including upgraded cabinets, granite counters and stainless appliances. Also features two, 4 piece bathrooms, front load washer/dryer, a separate den and a large covered balcony overlooking a natural green space. Close to amenities including lots of restaurants and shopping, as well as great access to HWY 2 and only 10 minutes to the airport, Costco and Outlet Mall! Heated and secure underground parking included. Quick possession available!

Built in 2016

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4398337               |
| Price          | \$214,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



Status Active

### Community Information

Address 221 3315 James Mowatt Trail  
Area Edmonton  
Subdivision Allard  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6W 3L6

### Amenities

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

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings  
Heating 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 Slab

### Additional Information

Date Listed July 17th, 2024  
Days on Market 259  
Zoning Zone 55  
Condo Fee \$373

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Listing information last updated on April 2nd, 2025 at 7:02pm MDT