

Courtesy Of Pia Liberty Velasco Of RE/MAX River City

# \$194,000 - 313 3211 James Mowatt Trail, Edmonton

MLS® #E4450444

**\$194,000**

2 Bedroom, 1.00 Bathroom, 761 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Located in the highly regarded community of Allard, this 2-bedroom condo offers excellent value and convenience. The functional layout features spacious bedrooms, open-concept living, and large windows that allow for plenty of natural light. Within walking distance to parks, playgrounds, schools, public transit, and everyday amenities. Easy access to Anthony Henday, Calgary Trail, South Common, and Edmonton International Airport adds to the appeal. This property includes two titled parking stalls and appliances present at the time of listing: refrigerator, dishwasher, microwave over-the-range, stove/oven, washer, dryer, and air conditioning. Sold as-is, where-is with no warranties or representations.

Built in 2016

## Essential Information

MLS® #	E4450444
Price	\$194,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	761
Acres	0.00
Year Built	2016
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	313 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., See Remarks
Parking Spaces	2
Parking	Underground, See Remarks

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Lila Fahlman School
Middle	St. Thomas Aquinas School
High	Harry Ainlay High School

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	80
Zoning	Zone 55
RE / Bank Owned	Yes
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$376

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Listing information last updated on October 19th, 2025 at 12:03am MDT