# \$210,000 - 403 3211 James Mowatt Trail, Edmonton

MLS® #E4429268

# \$210,000

2 Bedroom, 2.00 Bathroom, 759 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to the spacious top floor unit in Heritage valley station. It has two bedrooms plus den and 2 full baths. This unit has modern open concept living room, kitchen with granite countertop and ample cabinets, master bedroom with closet and 4 piece ensuite and second bedroom. There is a beautiful view from the top floor large balcony. The unit comes with underground titled parking. It is conveniently located close to shopping centre, public transportation, schools and easy access to highway.



#### **Essential Information**

MLS® # E4429268 Price \$210,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

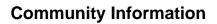
Square Footage 759 Acres 0.00

Year Built 2016

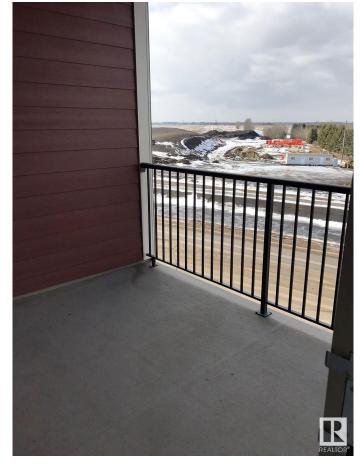
Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active







Address 403 3211 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L6

### **Amenities**

Amenities Parking-Visitor

Parking Heated, Underground

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 8

Zoning Zone 55 HOA Fees 70.88

HOA Fees Freq. Annually

Condo Fee \$382

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