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

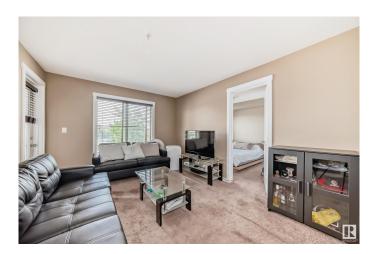
MLS® #E4433744

\$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 Inform	nation	
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	22
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$399

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 23rd, 2025 at 11:03am MDT