

## \$199,000 - 203 3207 James Mowatt Trail, Edmonton

MLS® #E4457782

**\$199,000**

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

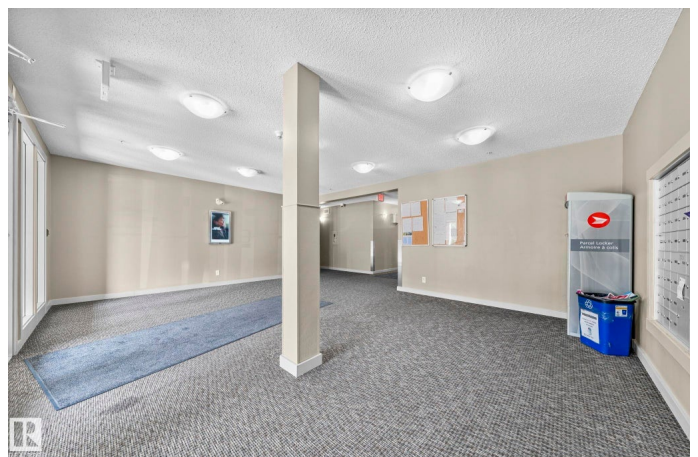
Allard, Edmonton, AB

Welcome to this bright and inviting condo in Allard. It offers everything you need for comfortable, low-maintenance living. With 2 spacious bedrooms, 2 full bathrooms, a versatile den, a private balcony, and convenient in-suite laundry, the open-concept design provides both function and style. Located steps from shopping, transit, and the community rec center, with quick access to Calgary Trail and Edmonton International Airport, this home is ideal for professionals, investors, or anyone seeking a modern space in a prime community.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457782               |
| Price          | \$199,000              |
| 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     | 203 3207 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

## Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

## 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    | September 15th, 2025 |
| Zoning         | Zone 55              |
| HOA Fees       | 71                   |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$425                |

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Listing information last updated on September 15th, 2025 at 12:47pm MDT