

\$235,000 - 207 3207, James Mowatt Trail, Edmonton

MLS® #E4444374

\$235,000

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Spacious 3-Bedroom Condo with 2 Full Baths, Private Balcony, 2 Titled Parking(One underground, One surface) in prestigious Allard! Ideally located just steps from the LRT, Transit, Major Schools, Market and 111 st, this home makes commuting a breeze! Enjoy modern living with Stainless Steel Appliances in the kitchen, A bright and open floor plan, and your own PRIVATE BALCONY—perfect for morning coffee or evening relaxation. This unit includes, AC Rough in, Granite Counter top- adding exceptional value. Whether you're a first-time buyer, Investor, or looking to downsize, this condo checks all the boxes. Close to shopping, dining, parks, and public transit—don't miss your chance to own this gem in a well-managed building! A few pictures are virtually staged.

Built in 2016

Essential Information

MLS® #	E4444374
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	207 3207, James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Sprinkler System-Fire, Vinyl Windows
Parking Spaces	2
Parking	Heated, Stall, Underground, See Remarks

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, Golf Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 26th, 2025
Days on Market	9

Zoning	Zone 55
HOA Fees	41.35
HOA Fees Freq.	Annually
Condo Fee	\$469

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 July 5th, 2025 at 9:02am MDT