

\$209,999 - 316 3211 James Mowatt Trail, Edmonton

MLS® #E4465834

\$209,999

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

Allard, Edmonton, AB

Freshly painted and move-in ready, this bright and functional a DEN, 2-bedroom, 2-bath condo in ALLARD offers 769.85 sq ft of comfortable living with an open-concept layout, large windows, and in-suite laundry. Enjoy a private balcony, one titled UNDERGROUND PARKING, and a prime location close to parks, schools, shopping, and public transit. With easy access to Anthony Henday, Calgary Trail, South Common, and the Edmonton International Airport. Each generously sized bedroom features abundant closet space, while both full bathrooms are thoughtfully designed for everyday comfort and convenience. Combining style, functionality, and low-maintenance living, this residence is an ideal choice for first-time buyers or anyone seeking a modern, stress-free lifestyle.

Built in 2016

Essential Information

MLS® #	E4465834
Price	\$209,999
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

Community Information

Address	316 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	6

Zoning	Zone 55
HOA Fees	67.5
HOA Fees Freq.	Annually
Condo Fee	\$439

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