

# \$244,900 - 102 3211 James Mowatt Trail, Edmonton

MLS® #E4419435

**\$244,900**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Ideal property for Buyers or Investors. This home previously use to be a show home so the house comes with upgrades. Have 2 bed, 2 bath, Den, Balcony, AIR CONDITIONER, granite counter tops, stainless steel appliances. Includes one (1) HEATED UNDERGROUND parking with STORAGE UNIT and one (1) STALL PARKING. Close to shopping centre, day care, grocery stores, schools, Airport, Antony Henday and QEII.

Built in 2016

## Essential Information

MLS® #	E4419435
Price	\$244,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information

Address 102 3211 James Mowatt Trail



Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### **Amenities**

Amenities	Air Conditioner
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Washer
Heating	Baseboard, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Unknown
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	44
Zoning	Zone 55
Condo Fee	\$487

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Listing information last updated on March 13th, 2025 at 6:32pm MDT