

## \$200,000 - 313 3211 James Mowatt Trail, Edmonton

MLS® #E4450444

**\$200,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard â€“ One of Southwest Edmontonâ€™s Most Desirable Communities! This charming 2-bedroom condo offers unbeatable value and convenience in the heart of Allard. Whether you're a first-time homebuyer, investor, or downsizer, this home checks all the boxes! Enjoy a functional layout with spacious bedrooms, open-concept living, and large windows that let in natural light. Located within walking distance to parks, playgrounds, schools, public transit, and everyday essentials â€” everything you need is truly just around the corner. Commuters will love the easy access to Anthony Henday, Calgary Trail, South Common, and the Edmonton International Airport. With Allardâ€™s strong community vibe and proximity to top amenities, this is your opportunity to live in one of SW Edmonton's most sought-after neighbourhoods at an exceptional price. Sold As-Is, Where-Is. Donâ€™t miss out!

Built in 2016

### Essential Information

MLS® #	E4450444
Price	\$200,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	761
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	313 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking	Underground, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	10
Zoning	Zone 55
RE / Bank Owned	Yes
Condo Fee	\$376

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Listing information last updated on August 10th, 2025 at 8:02am MDT