

## \$234,500 - 136 3315 James Mowatt Trail, Edmonton

MLS® #E4420294

**\$234,500**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station in Allard! This bright and spacious 2-bedroom condo with a versatile office space is ideal for first-time buyers, savvy investors, or those looking to downsize. The open-concept design features a welcoming foyer leading to a functional office nook. A fully equipped kitchen boasts SS appliances, ample cabinetry and a large island, seamlessly connecting to a light-filled dining and living area with patio access. The primary bedroom offers a 3-pc ensuite and a WI closet, while the second bedroom has convenient access to a 4-pc bath. Enjoy the convenience of in-suite laundry and two titled parking stalls – one heated underground and one surface. Located near restaurants, shopping, grocery stores, schools and with easy access to HWY 2, the Outlet Mall, and the airport. Don't miss out on this fantastic opportunity!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420294  |
| Price          | \$234,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 966       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 136 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Front Porch, Intercom, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 2   |
| Parking        | Heated, Stall, Underground  |

### 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, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Mosingnor Fee Otterson |
| Middle     | Johnny Bright          |
| High       | Dr. Anne Anderson      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 73                 |
| Zoning         | Zone 55            |
| HOA Fees       | 71                 |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$471              |

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 April 18th, 2025 at 11:02am MDT