Courtesy Of Anna Cassidy Of One Percent Realty

$194,500 - 113 3315 James Mowatt Trail, Edmonton

MLS® #E4461817

$194,500
3 Bedroom, 2.00 Bathroom, 763 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! This stylish main-floor condo offers the perfect blend of comfort, convenience, and value. Featuring 2 large bedrooms (primary has an ensuite) plus a full bath, and a spacious den, the open-concept layout is ideal for first-time buyers, investors, or down-sizers seeking low-maintenance living. The modern kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the bright living area. Step onto the covered balcony with natural gas hookupâ€”perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry as well as 2 private entrances. Additional parking is available for lease if desired. Located close to shopping, restaurants, walking trails, public transit, QE2, Anthony Henday and the airport, this home offers unbeatable access to everyday amenities. Donâ€™t miss this move-in ready opportunity in a sought-after community!

Built in 2016

Essential Information

MLS® #	E4461817
Price	$194,500
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	763
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	113 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	No Smoking Home, Parking-Visitor, Patio
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 11th, 2025
Days on Market	4
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	$362

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