

# \$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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Listing information last updated on November 20th, 2025 at 7:32pm MST