

## \$172,500 - 418 3315 James Mowatt Trail, Edmonton

MLS® #E4434064

**\$172,500**

1 Bedroom, 1.00 Bathroom, 550 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Modern 1-bed & 1-bath condo in Allard, perfect for first time buyers or anyone needing to downsize! Low maintenance living in a convenient location close to Q2, Anthony Henday, dining and shopping. Under ground titled parking stall and in-suite laundry add to the convenient living. Open concept living area with modern kitchen featuring stainless steel appliances & the large balcony offers a great place for outdoor relaxation or hosting. Do not miss out on this unit!

Built in 2016

### Essential Information

MLS® #	E4434064
Price	\$172,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	418 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### **Amenities**

Amenities	Detectors Smoke, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	65
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$287

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