

## \$185,000 - 132 3315 James Mowatt Trail, Edmonton

MLS® #E4460548

**\$185,000**

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stylish 2-bedroom, 1-bath main floor condo offering low-maintenance living in a prime location. The open layout features vinyl plank flooring with no carpet, a modern kitchen with granite countertops, stainless steel appliances, and convenient in-suite laundry. Enjoy year-round comfort with a heated underground titled parking stall and private storage room. Step outside to your covered balcony, complete with a gas line for BBQs—perfect for relaxing or small gatherings. This building permits short-term rentals (Airbnb/VRBO), making it an excellent opportunity for investors seeking flexible rental income, or for buyers who want the option of personal use and hosting. With easy access to the QE2, Anthony Henday, shopping, dining, and everyday amenities, this property offers the perfect blend of comfort, functionality, and investment potential. Ideal for first-time buyers, down-sizers, or investors looking for a move-in ready home in a sought-after community.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460548  |
| Price     | \$185,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 671                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 132 3315 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, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                         |
| Parking        | Heated, Underground                                                                                                                                                                       |

### Interior

|              |                                                                                             |
|--------------|---------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 55           |
| HOA Fees       | 70.88             |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$341             |

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Listing information last updated on October 16th, 2025 at 2:02pm MDT