

Courtesy Of Fadi Georgi Of MaxWell Polaris

\$179,888 - 418 3315 James Mowatt Trail, Edmonton

MLS® #E4425051

\$179,888

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® # | E4425051 |
| Price | \$179,888 |
| 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 | March 11th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 55 |
| HOA Fees | 70.88 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$287 |

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 16th, 2025 at 2:02pm MDT