

\$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	64
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 July 5th, 2025 at 4:47am MDT