

## **\$178,900 - 308 3211 James Mowatt Trail, Edmonton**

MLS® #E4394904

**\$178,900**

2 Bedroom, 1.00 Bathroom, 654 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to the Heritage Valley Station I, located in SW Allard. Minutes to retail stores, shopping, and public transit. It is a 2 bedroom apartment with a 4 piece bathroom with in-suite laundry. The kitchen is upgraded with dark wood soft close cabinetry, a Black Pearl granite countertop, and a full-height tile backsplash. The stall parking is located right near the front door. Dr. Lila Fahlman K9 School, Dr. Anne Anderson High School, Superstore Heritage Valley, and Edmonton Public Library are all walking distance of this apartment. Simple access to South Common, airport, and the Anthony Henday. There is a bus stop outside the building, and it takes 15 mins to Century Park. The city has planned an LTR station there as well. There are playgrounds, bike paths, and walking routes throughout the neighborhood. 2nd bedroom includes a closet but does not have a window. The building features an elevator, and the parking stall is conveniently located near the main entrance making it easier to unload groceries.

Built in 2016

### **Essential Information**

MLS® # E4394904

Price \$178,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### **Amenities**

Amenities	See Remarks
Parking	Stall, See Remarks

### **Interior**

Appliances	See Remarks
Heating	Heat Pump, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Unknown
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2024
Days on Market	295
Zoning	Zone 55
Condo Fee	\$335

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 17th, 2025 at 10:02pm MDT