

## \$229,900 - 136 3315 James Mowatt Trail, Edmonton

MLS® #E4420294

**\$229,900**

2 Bedroom, 2.00 Bathroom, 966 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station in Allard! This bright and spacious 2-bedroom condo with a versatile office space is ideal for first-time buyers, savvy investors, or those looking to downsize. The open-concept design features a welcoming foyer leading to a functional office nook. A fully equipped kitchen boasts SS appliances, ample cabinetry and a large island, seamlessly connecting to a light-filled dining and living area with patio access. The primary bedroom offers a 3-pc ensuite and a WI closet, while the second bedroom has convenient access to a 4-pc bath. Enjoy the convenience of in-suite laundry and two titled parking stalls – one heated underground and one surface. Located near restaurants, shopping, grocery stores, schools and with easy access to HWY 2, the Outlet Mall, and the airport. Don't miss out on this fantastic opportunity!

Built in 2016

### Essential Information

MLS® #	E4420294
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	966



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	136 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Amenities	Detectors Smoke, Front Porch, Intercom, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, See Remarks
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Mosingnor Fee Otterson
Middle	Johnny Bright
High	Dr. Anne Anderson

**Additional Information**

Date Listed	February 4th, 2025
Days on Market	97
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$471

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