

## \$235,000 - 207 3207, James Mowatt Trail, Edmonton

MLS® #E4444374

**\$235,000**

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Spacious 3-Bedroom Condo with 2 Full Baths, Private Balcony, 2 Titled Parking(One underground, One surface) in prestigious Allard! Ideally located just steps from the LRT, Transit, Major Schools, Market and 111 st, this home makes commuting a breeze! Enjoy modern living with Stainless Steel Appliances in the kitchen, A bright and open floor plan, and your own PRIVATE BALCONY—perfect for morning coffee or evening relaxation. This unit includes, AC Rough in, Granite Counter top- adding exceptional value. Whether you're a first-time buyer, Investor, or looking to downsize, this condo checks all the boxes. Close to shopping, dining, parks, and public transit—don't miss your chance to own this gem in a well-managed building! A few pictures are virtually staged.

Built in 2016

### Essential Information

MLS® #	E4444374
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	207 3207, James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	Sprinkler System-Fire, Vinyl Windows
Parking Spaces	2
Parking	Heated, Stall, Underground, See Remarks

### 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, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	12

Zoning	Zone 55
HOA Fees	41.35
HOA Fees Freq.	Annually
Condo Fee	\$469

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Listing information last updated on July 8th, 2025 at 2:17pm MDT