

## \$175,000 - 210 3207 James Mowatt Trail, Edmonton

MLS® #E4459923

**\$175,000**

2 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Ready to move in. Very very convenient and comfortable living. Public Transportation, Elementary, and High Schools, Superstore, Shoppers, fast food and all kinda restaurants close by. -Freshly renovated - with fresh painting and vinyl flooring offers ensuite laundry, 2 Bedrooms, one Washroom, Kitchen, Dining and living areas and a huge Balcony.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459923               |
| Price          | \$175,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                             |
|---------|-----------------------------|
| Address | 210 3207 James Mowatt Trail |
| Area    | Edmonton                    |



|             |          |
|-------------|----------|
| Subdivision | Allard   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 3L6  |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Deck  |
| Parking   | Stall |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Dr. Lila Fahlman School |
| Middle     | Dr. Lila Fahlman School |
| High       | Dr. Anne Anderson       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 55              |
| Condo Fee      | \$335                |

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Listing information last updated on October 24th, 2025 at 11:18pm MDT