

## \$159,900 - 418 3315 James Mowatt Trail, Edmonton

MLS® #E4452896

**\$159,900**

1 Bedroom, 1.00 Bathroom, 550 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Enjoy low-maintenance condo living in a prime location, just minutes from QE2, Anthony Henday, shopping, and dining. This 1-bedroom, 1-bath unit offers underground titled parking, in-suite laundry, and an open-concept layout with a sleek kitchen featuring stainless steel appliances. Step out to the spacious balcony—perfect for morning coffee, evening relaxation, or casual entertaining.

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452896               |
| Price          | \$159,900              |
| 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    | August 14th, 2025 |
| Days on Market | 31                |
| Zoning         | Zone 55           |
| HOA Fees       | 70.88             |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$287             |

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Listing information last updated on September 14th, 2025 at 9:17am MDT