

## \$149,800 - 422 3315 James Mowatt Trail, Edmonton

MLS® #E4453639

**\$149,800**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome home to this TOP FLOOR modern, bright 1 bedroom condo in Heritage Valley Station conveniently located close to transportation, shopping, restaurants and the Anthony Henday. This open concept floor plan has spacious rooms. The kitchen features espresso color cabinetry with granite countertops and stainless steel appliances. The living room has access to the large balcony with south exposures. The 4 piece bathroom has granite counters and is next to the primary suite. Included is the fridge, ceramic top stove, built-in microwave, dishwasher, INSUITE WASHER and DRYER and all the window coverings. TITLED UNDERGROUND PARKING #264. Visitor parking. A great place to call home!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453639  |
| Price          | \$149,800 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 583       |
| Acres          | 0.00      |
| Year Built     | 2016      |



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

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 422 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                 |
| Parking        | Underground                                                       |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 9                 |

|                |          |
|----------------|----------|
| Zoning         | Zone 55  |
| HOA Fees       | 80       |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$298    |

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 August 27th, 2025 at 9:31pm MDT