Courtesy Of Martin Zhang Of MaxWell Polaris

$235,000 - 202 3315 James Mowatt Trail, Edmonton

MLS® #E4462299

$235,000
2 Bedroom, 2.00 Bathroom, 970 sqft
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

ORIGINAL OWNER â€” IMMACULATE and MOVE-IN READY! This ULTRA-RARE, ULTRA-BRIGHT 2-BEDROOM, 2-FULL-BATH CORNER UNIT with a FLEX DEN features LUXURY VINYL FLOORING, modern QUARTZ COUNTERTOPS, and stainless-steel appliances. Comes with 2 PARKING STALLS â€“ one underground and one surface. As you walk in, youâ€™ll find a FLEX AREA PERFECT FOR A DEN OR HOME OFFICE leading into a spacious kitchen, dining, and living area filled with natural light. The large primary bedroom includes a WALK-IN closet and full ENSUITE, while the second bedroom and 4-pc bath provide excellent privacy. Enjoy a COVERED BALCONY THAT DOES NOT FACE THE STREET, ideal for relaxing. Conveniently located near shopping, top-rated K-9 and high school, and minutes to the Edmonton Airport. Donâ€™t miss out!

Built in 2016

Essential Information

MLS® #	E4462299
Price	$235,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	970
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Parking-Visitor, Secured Parking, Sprinkler System-Fire
Parking Spaces	2
Parking	Stall, Underground, See Remarks

Interior

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	Zone 55
Condo Fee	$505

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Listing information last updated on October 18th, 2025 at 1:17pm MDT