

\$200,000 - 313 3211 James Mowatt Trail, Edmonton

MLS® #E4450444

\$200,000

2 Bedroom, 1.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Allard – One of Southwest Edmonton’s Most Desirable Communities! This charming 2-bedroom condo offers unbeatable value and convenience in the heart of Allard. Whether you’re a first-time homebuyer, investor, or downsizer, this home checks all the boxes! Enjoy a functional layout with spacious bedrooms, open-concept living, and large windows that let in natural light. Located within walking distance to parks, playgrounds, schools, public transit, and everyday essentials – everything you need is truly just around the corner. Commuters will love the easy access to Anthony Henday, Calgary Trail, South Common, and the Edmonton International Airport. With Allard’s strong community vibe and proximity to top amenities, this is your opportunity to live in one of SW Edmonton’s most sought-after neighbourhoods at an exceptional price. Sold As-Is, Where-Is. Don’t miss out!

Built in 2016

Essential Information

MLS® #	E4450444
Price	\$200,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	761
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	313 3211 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	See Remarks
Parking	Underground, See Remarks

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	Zone 55
RE / Bank Owned	Yes
Condo Fee	\$376

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