

# \$189,000 - 204 3207 James Mowatt Trail, Edmonton

MLS® #E4455894

**\$189,000**

2 Bedroom, 2.00 Bathroom, 774 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Attention First-Time Buyers & Investors! This spacious 2 bedroom, 2 full bath condo in Heritage Valley Station offers 773 sq ft of modern living space (RMS) with a bright open layout. The kitchen features granite countertops & stainless steel appliances, while the open dining and living area leads to your private balcony—perfect for outdoor enjoyment. The primary suite includes a full 4-piece ensuite, and the unit also offers in-suite laundry and a titled underground parking stall for year-round comfort. Ideally located in Allard with quick access to shopping, schools, transit, Anthony Henday, and Highway 2. Move in ready!!

Built in 2016

## Essential Information

MLS® #	E4455894
Price	\$189,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	774
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	204 3207 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	Zone 55

HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$412

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