# \$175,000 - 206 3207 James Mowatt Trail, Edmonton

MLS® #E4463794

## \$175,000

1 Bedroom, 1.00 Bathroom, 652 sqft Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Perfect for first-time buyers or investors! This bright and spacious 1 bedroom plus den condo offers an open-concept layout with a full bath, a large kitchen featuring ample cabinetry and counter space, and a generous living area that opens onto a private balcony â€" ideal for relaxing or entertaining. The den provides a flexible space for a home office or guest room. Conveniently located within walking distance to major amenities including Superstore, Shoppers Drug Mart, and Dr. Anne Anderson High School, with easy access to public transportation for effortless commuting. This home combines comfort, convenience, and excellent value â€" a great opportunity to enter the market in a sought-after area!



#### **Essential Information**

MLS® # E4463794

Price \$175,000

Bedrooms 1

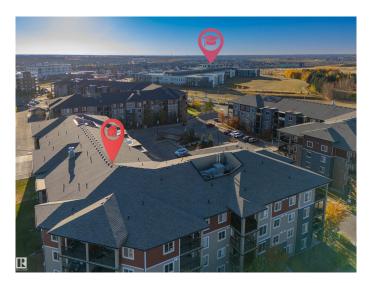
Bathrooms 1.00

Full Baths 1

Square Footage 652

Acres 0.00 Year Built 2016

Type Condo / Townhouse







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 206 3207 James Mowatt Trail

Area Edmonton

Subdivision Allard

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 3L6

#### **Amenities**

Amenities Parking-Visitor

Parking Stall

# Interior

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric

Heating Baseboard, Natural Gas

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

# **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

# **Additional Information**

Date Listed October 28th, 2025

Days on Market 1

Zoning Zone 55

Condo Fee \$385

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