

Courtesy Of David Demian Of RE/MAX Real Estate

# **\$189,000 - # 301 3211 James Mowatt Trail Sw, Edmonton**

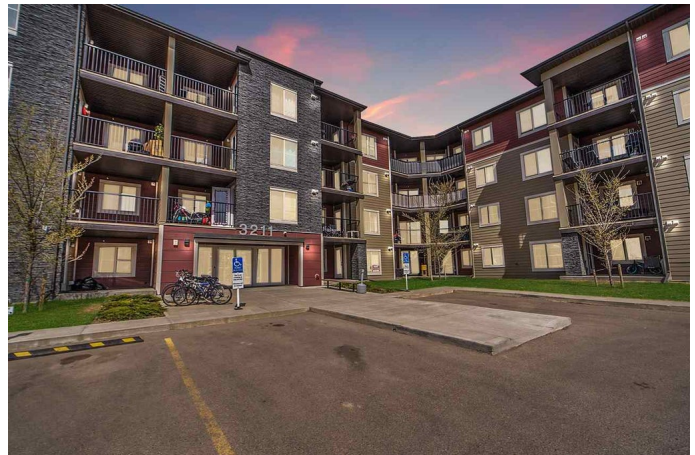
MLS® #E4243400

**\$189,000**

2 Bedroom, 2.00 Bathroom, 1,015 sqft  
Condo / Townhouse on 0.02 Acres

Allard, Edmonton, AB

ALLARD: CORNER UNIT WITH 2 BED, 2 BATH, & DEN ALL WITH A VIEW: Welcome condo hunters to your perfect unit a 2 bed, 2 baths, and a Den all waiting for you to see. Finding a condo with space and a view just seems harder and harder these days, especially if you are looking for new and under \$215k. This set up is simply perfect, with a den/office area as soon as you walk into the unit, perfect for the home office world we live in today. The kitchen is exactly right to get ready for the day or entertain friends when they visit. Relax in the oversized living area perfect for a sectional to relax in, and for the warm summer nights enjoy the view for the corner view balcony. So why are corner units so desirable, simply put you get more light, windows, and views and this unit has that. If you love Teal, then you found the right place, but if you do not a simple paint job can turn it into the colour and style you love. Do not miss out on this great condo!!



Built in 2016

## **Essential Information**

MLS® #	E4243400
Price	\$189,000
Bedrooms	2
Bedrooms Above Grade	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.02
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### Community Information

Address	# 301 3211 James Mowatt Trail Sw
Area	Edmonton
Community	Allard
Condo	Heritage Valley Station
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6W 3L6

### Amenities

Features	Closet Organizers, Intercom, Laundry-In-Suite, No Animal Home, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

Interior	Carpet, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Heating	Baseboard
# of Stories	4
Basement	None, No Basement

### Exterior

Exterior	Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Rolling Land, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Johnny Bright School
Middle	Monsignor Fee Otterson Cat

### **Additional Information**

Date Listed	May 11th, 2021
Condo Fee	\$437

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 29th, 2021 at 8:01pm CDT