

\$185,000 - 111 3207 James Mowatt Trail, Edmonton

MLS® #E4451368

\$185,000

2 Bedroom, 1.00 Bathroom, 702 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! Perfect for first-time buyers or investors, this spacious 2-bedroom condo offers a bright and inviting living space with large windows that fill the home with natural light. Enjoy a modern kitchen with GRANITE countertops, New Dishwasher, Newer FRIDGE, STOVE and MICROWAVE (2021) and convenient IN-SUITE LAUNDRY. The walk-out patio opens directly onto a green space with easy access to nearby walking paths. Additional features include UNDERGROUND parking for added security and comfort. Ideally located near schools, with quick access to 41st Ave SW and Highway 2 for an effortless commute to Airport, Nisku or the rest of Edmonton. THIS UNIT is in MOVE-IN READY CONDITION. Hurry before it is gone.

Built in 2016

Essential Information

MLS® #	E4451368
Price	\$185,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	702
Acres	0.00
Year Built	2016



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	111 3207 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Television Connection, Vinyl Windows
Parking	Heated, Underground

Interior

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	44

Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$412

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