

\$195,000 - 203 3207 James Mowatt Trail, Edmonton

MLS® #E4457782

\$195,000

2 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

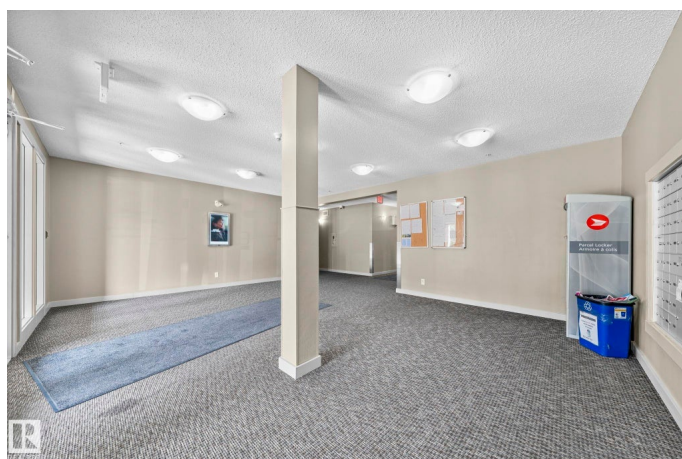
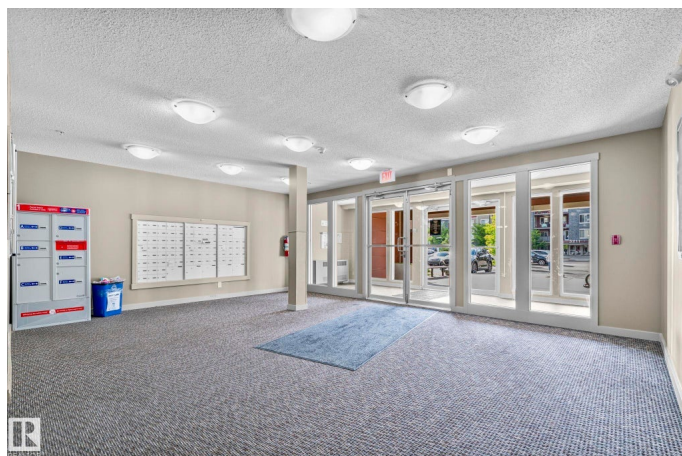
Allard, Edmonton, AB

Welcome to this bright and inviting condo in Allard. It offers everything you need for comfortable, low-maintenance living. With 2 spacious bedrooms, 2 full bathrooms, a versatile den, a private balcony, and convenient in-suite laundry, the open-concept design provides both function and style. Located steps from shopping, transit, and the community rec center, with quick access to Calgary Trail and Edmonton International Airport, this home is ideal for professionals, investors, or anyone seeking a modern space in a prime community.

Built in 2016

Essential Information

MLS® #	E4457782
Price	\$195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	763
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



Community Information

Address	203 3207 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	See Remarks
Parking	Stall

Interior

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

Exterior

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

Additional Information

Date Listed	September 15th, 2025
Days on Market	41
Zoning	Zone 55
HOA Fees	71
HOA Fees Freq.	Annually
Condo Fee	\$425

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 9:17am MDT