

# \$214,900 - #221 3315 James Mowatt Tr Sw, Edmonton

MLS® #E4443851

**\$214,900**

2 Bedroom, 2.00 Bathroom, 767 sqft

Single Family

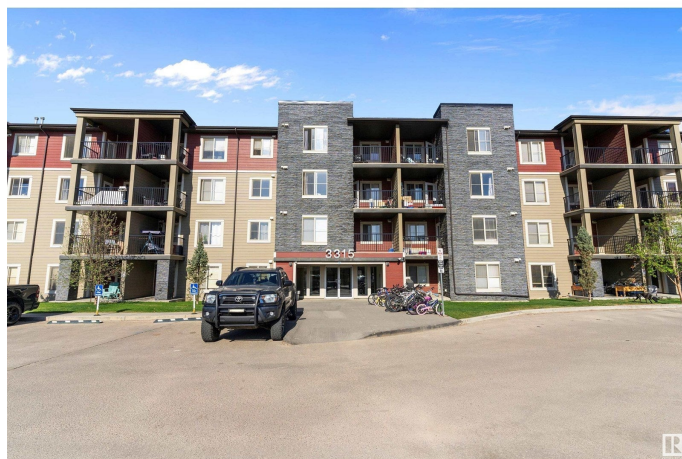
Allard, Edmonton, Alberta

**FIRST TIME HOME BUYERS or INVESTORS ALERT!** Welcome to effortless living in the heart of Allard! Step into this bright and airy 2-BEDROOM + DEN condo offering nearly 800 sq ft of smartly designed space. The open-concept floorplan seamlessly connects your kitchen, dining, and living areasâ€”perfect for both relaxing and entertaining. Enjoy the perks of west-facing exposure, flooding the unit with natural light and offering golden sunset views from your private balcony. Stay comfortable year-round with **AIR-CONDITIONING** which is **RARE** and a true bargain at this price point! Also, appreciate the ease of second-floor living with **UNDERGROUND** parking included. Two full bathrooms add flexibility for guests or roommates, and the versatile DEN makes an ideal home office or creative space. Located steps from parks, LRT, schools, shopping, and quick access to major routes, this is the perfect home base for modern living. Move-in Ready and Immediate Possession available! Condo fees **INCLUDES HEAT and WATER!** (id:36535)

Built in 2016

## Essential Information

Listing #	E4443851
Price	\$214,900
Bedrooms	2



Bathrooms	2.00
Square Footage	767
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	#221 3315 James Mowatt Tr Sw
Subdivision	Allard
City	Edmonton
Province	Alberta
Postal Code	T6W3L6

## Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking	Underground

## Interior

Appliances	Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Window Coverings
Heating	Baseboard heaters, Hot water radiator heat
Basement Type	None

## Listing Details

Listing Office	Courtesy Of Andy T. Huynh Of Exp Realty
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Listing information last updated on August 28th, 2025 at 11:32pm MDT