

## \$159,800 - 422 3315 James Mowatt Trail, Edmonton

MLS® #E4441096

**\$159,800**

1 Bedroom, 1.00 Bathroom, 583 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome home to this TOP FLOOR modern, bright 1 bedroom condo in Heritage Valley Station conveniently located close to transportation, shopping, restaurants and the Anthony Henday. This open concept floor plan has spacious rooms. The kitchen features espresso color cabinetry with granite countertops and stainless steel appliances. The living room has access to the large balcony with south exposures. The 4 piece bathroom has granite counters and is next to the primary suite. Included is the fridge, ceramic top stove, built-in microwave, dishwasher, INSUITE WASHER and DRYER and all the window coverings. TITLED UNDERGROUND PARKING #264. Visitor parking. A great place to call home!

Built in 2016

### Essential Information

MLS® #	E4441096
Price	\$159,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2016



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

### Community Information

Address	422 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

### Amenities

Amenities	Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

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

### Additional Information

Date Listed	June 6th, 2025
Days on Market	37

Zoning	Zone 55
HOA Fees	80
HOA Fees Freq.	Annually
Condo Fee	\$298

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