

\$159,900 - 418 3315 James Mowatt Trail, Edmonton

MLS® #E4452896

\$159,900

1 Bedroom, 1.00 Bathroom, 550 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Enjoy low-maintenance condo living in a prime location, just minutes from QE2, Anthony Henday, shopping, and dining. This 1-bedroom, 1-bath unit offers underground titled parking, in-suite laundry, and an open-concept layout with a sleek kitchen featuring stainless steel appliances. Step out to the spacious balcony—perfect for morning coffee, evening relaxation, or casual entertaining.

Built in 2016

Essential Information

MLS® #	E4452896
Price	\$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address 418 3315 James Mowatt Trail



Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L9

Amenities

Amenities	Detectors Smoke, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

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

Additional Information

Date Listed	August 14th, 2025
Days on Market	80
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$287

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