

\$185,000 - 132 3315 James Mowatt Trail, Edmonton

MLS® #E4460548

\$185,000

2 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to this stylish 2-bedroom, 1-bath main floor condo offering low-maintenance living in a prime location. The open layout features vinyl plank flooring with no carpet, a modern kitchen with granite countertops, stainless steel appliances, and convenient in-suite laundry. Enjoy year-round comfort with a heated underground titled parking stall and private storage room. Step outside to your covered balcony, complete with a gas line for BBQs—perfect for relaxing or small gatherings. This building permits short-term rentals (Airbnb/VRBO), making it an excellent opportunity for investors seeking flexible rental income, or for buyers who want the option of personal use and hosting. With easy access to the QE2, Anthony Henday, shopping, dining, and everyday amenities, this property offers the perfect blend of comfort, functionality, and investment potential. Ideal for first-time buyers, down-sizers, or investors looking for a move-in ready home in a sought-after community.

Built in 2016

Essential Information

MLS® #	E4460548
Price	\$185,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	671
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	132 3315 James Mowatt Trail
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3L6

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	2
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$341

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 4th, 2025 at 5:47pm MDT