

Courtesy Of . Dhanvir Singh Of Initia Real Estate

# \$159,999 - 106 3211 James Mowatt Trail, Edmonton

MLS® #E4397481

**\$159,999**

1 Bedroom, 1.00 Bathroom, 653 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Don't let this prime investment opportunity slip away! With condo fees in the mid-300s, this ground floor unit at Heritage Valley Station offers exceptional value. Boasting TWO entrances, one bedroom, a spacious den perfect for a home office or additional room, and a modern open concept layout. The kitchen features granite countertops, under-mounted double sink, stainless steel appliances, and ample cabinetry. Enjoy the convenience of in-suite laundry and TITLED HEATED UNDERGROUND PARKING. Additional parking can be leased from Condo Management at very low price. Step onto the covered balcony with a natural gas hookup, ideal for relaxing or entertaining. Explore nearby trails, and restaurants. Located close to shopping centre, public transportation, Airport, Airport mall. Don't miss your chance to own this convenient and stylish condo in a desirable location!

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4397481  |
| Price      | \$159,999 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 653                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 106 3211 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L6                     |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Intercom, Parking-Extra, Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking   | Heated, Underground  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Fiber Cement   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Fiber Cement   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2024 |
| Days on Market | 262             |
| Zoning         | Zone 55         |
| Condo Fee      | \$346           |

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Listing information last updated on April 3rd, 2025 at 3:47am MDT