

## \$194,500 - 113 3315 James Mowatt Trail, Edmonton

MLS® #E4461817

**\$194,500**

3 Bedroom, 2.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

Welcome to Heritage Valley Station! This stylish main-floor condo offers the perfect blend of comfort, convenience, and value. Featuring 2 large bedrooms (primary has an ensuite) plus a full bath, and a spacious den, the open-concept layout is ideal for first-time buyers, investors, or down-sizers seeking low-maintenance living. The modern kitchen boasts granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the bright living area. Step onto the covered balcony with natural gas hookup—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry as well as 2 private entrances. Additional parking is available for lease if desired. Located close to shopping, restaurants, walking trails, public transit, QE2, Anthony Henday and the airport, this home offers unbeatable access to everyday amenities. Don't miss this move-in ready opportunity in a sought-after community!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461817  |
| Price     | \$194,500 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 113 3315 James Mowatt Trail |
| Area        | Edmonton                    |
| Subdivision | Allard                      |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6W 3L9                     |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | No Smoking Home, Parking-Visitor, Patio |
| Parking   | Stall                                   |

### Interior

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 55            |
| HOA Fees       | 70.88              |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$362              |

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Listing information last updated on October 16th, 2025 at 6:47pm MDT