

# \$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	263
Zoning	Zone 55
Condo Fee	\$346

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