



## 3211 JAMES MOWATT Trail 104 Edmonton AB

\$163,000

LOCATION, LOCATION, LOCATION This beautiful The home has been freshly painted all you need to do is move in! Main FLOOR, 2-bedroom, 1-bathroom unit in Heritage Valley Station is an excellent opportunity to buy now; the unit is located near Ellerslie Road/127 Street NW. the Heritage Valley Park & Ride, a future train station for the Capital Line LRT (estimated completion 2027), and the approved Government of Alberta capital project, South Edmonton Hospital. The functional Kitchen includes espresso cabinets with stainless steel appliances plus it has eating nook space, flowing seamlessly into the open-concept living-dining area; it gives you a couple of options for laying out your furniture. In-suite full sized in-suite washer/dryer laundry simplifies daily tasks. You'll love the COVERED DECK patio area signals relaxation and entertaining and allows you to enter your groceries from your parking stall. A prime investment opportunity only minutes from a nearby playground, skating rink, and walking trails.

Listing Presented By:



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