



3211 JAMES MOWATT Trail 106 Edmonton AB

\$164,999

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!

Listing Presented By:



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