



## 3211 James Mowatt Trail 210 Edmonton AB

\$159,999

Discover a perfect opportunity to own with this contemporary two-bedroom, one-bathroom condo, ideal for first-time buyers or investors. Embrace modern living with an open-concept design where the sleek kitchen, featuring quartz counter tops and a generous dining bar, seamlessly flows into the bright living area. Step outside to the well-proportioned balcony for your own slice of the outdoors. The primary bedroom offers a spacious closet, while the convenience of an in-suite washer and dryer adds to the comfortable lifestyle this unit has to offer. Assigned parking stall means no more parking headaches. Situated in the vibrant community of Allard, this property is close to shopping options and prestigious K-9 & High schools. Anticipate the Capital-line LRT Station, enhancing connectivity. All this, plus proximity to Edmonton Airport, ensures convenience. Step into a life of ease and opportunity with this inviting home.

Listing Presented By:



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