



## 3207 JAMES MOWATT Trail 309 Edmonton AB

\$210,000

Welcome to Heritage Valley Station! This TWO BEDROOM + DEN suite is a generous 756 SqFt. Walk through the front door of this gorgeous home and you are welcomed by an open concept kitchen & living space. Enjoy a modern kitchen offering large countertop bar and substantial cupboard storage + stainless steel appliances. Featuring in-suite laundry with stacked washer & dryer. The den can be used as an office and/or for extra storage. Located in South Edmonton, this unit is within walking distance to bus stops, shops, schools and grocery stores. Easy access to parks, ponds, trails, Anthony Henday and the airport. Ideal for first-time buyers or investors!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

rickyhillrealty@live.ca  
<http://www.RiverbendRicky.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)