



## 3315 JAMES MOWATT Trail 337 Edmonton AB

\$245,000

Perfect ideal place for a first-time homebuyer or investor. Enjoy this amazing 2 bdm, 2 bath Corner Unit condo. As you walk in, you will notice a UNIQUE LAYOUT offering a ton of light. The unit has been painted and new Luxury vinyl flooring installed throughout the unit. The kitchen comes with all SS APPLIANCES along with QUARTZ countertops that overlook a large dining space and living room area. Every area is well utilized with a prep area and storage cabinets and countertops near the kitchen and a den space near the front foyer. The LARGE MASTER BEDROOM is accompanied by a WALKIN CLOSET and an ENSUITE bathroom. Enjoy a generously spacious second bedroom and an additional 4-pc BATHROOM. You will love the large COVERED BALCONY with a great view. You also have 2 PARKING STALLS and a large storage room by one stall! The unit is located near lots of shopping, a prestigious K-9 & High school and just a short drive to the Edmonton Airport.

Listing Presented By:



Originally Listed by:  
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