



## 3207 JAMES MOWATT Trail 415 Edmonton AB

\$199,900

Introducing modern, bright TOP Floor unit featuring 2 Bedrooms 2 full Bathrooms plus a DEN in the heart of SOUTH Side of Edmonton in the community of ALLARD! This charming home offers an UNDERGROUND parking, South East facing LARGE COVERED balcony, an open-concept kitchen with stainless steel appliances, granite countertops, a 4-piece ensuite bathroom, walk-through closet in primary bedroom, good size 2nd bedroom and a DEN, IN-Suite laundry with front load washer/dryer and another 4-piece main bathroom. Don't miss out! Close to Schools, Shopping, Buses, Anthony Henday, Calgary Trail and Edmonton International Airport!

Listing Presented By:



Originally Listed by:  
CIR Realty

basarozgun@hotmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net