

## \$199,900 - 50 Athabasca Acres, Devon

MLS® #E4442266

**\$199,900**

4 Bedroom, 1.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to Devon—where small-town charm meets river valley living. This centrally located 4-bedroom on same level home offers excellent value with quick access to highways, amenities, and Devon's scenic trail system. Situated within walking distance to schools, parks, grocery stores, and a beautiful ravine, this property is ideal for first-time buyers, families, or investors. The unique floor plan features a functional two-storey layout with a bright dining area, practical kitchen, and a fully finished basement that includes a rec room, workshop, laundry, and plenty of storage. A separate side entrance offers added flexibility. The enclosed front yard is perfect for pets or a private sitting space, while the rear of the home opens onto a green space with direct access to the river valley trails. Low condo fees make this an affordable opportunity in a prime location. Enjoy the convenience of town living with nature at your doorstep. So what are you waiting for? Come take a peek and fall in love.

Built in 1976

### Essential Information

MLS® # E4442266

Price \$199,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50 Athabasca Acres |
| Area        | Devon              |
| Subdivision | Devon              |
| City        | Devon              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 1L7            |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking   | Stall               |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Metal  |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Concrete, Metal  |
| Foundation        | Slab   |

### School Information

|            |              |
|------------|--------------|
| Elementary | Robina Baker |
| Middle     | Riverview    |
| High       | John Malland |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 92         |
| Condo Fee      | \$298           |

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Listing information last updated on June 19th, 2025 at 5:47pm MDT