

## \$205,000 - 23 Athabasca Acres, Devon

MLS® #E4445770

**\$205,000**

3 Bedroom, 1.50 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to Devon, where small-town charm meets river valley adventure. This centrally located two-storey home offers great value for buyers looking to enjoy a connected, outdoor lifestyle. Step outside & find yourself just moments from Devon's stunning trail system, green spaces, & a beautiful ravine—perfect for walking, biking, or enjoying nature. Inside, the practical floor plan includes a dining area, functional kitchen, & a developed basement offering laundry, storage, and added living space. You'll love the enclosed front yard—a private space for pets or a sunny spot to enjoy your morning coffee. Low condo fees keep ownership affordable, making this home a smart choice for first-time buyers, young families, or investors. All this, just steps from schools, parks, grocery stores, and quick highway access. If you're looking for lifestyle and convenience wrapped into one welcoming community—this is it. So what are you waiting for? Come take a peek and fall in love.

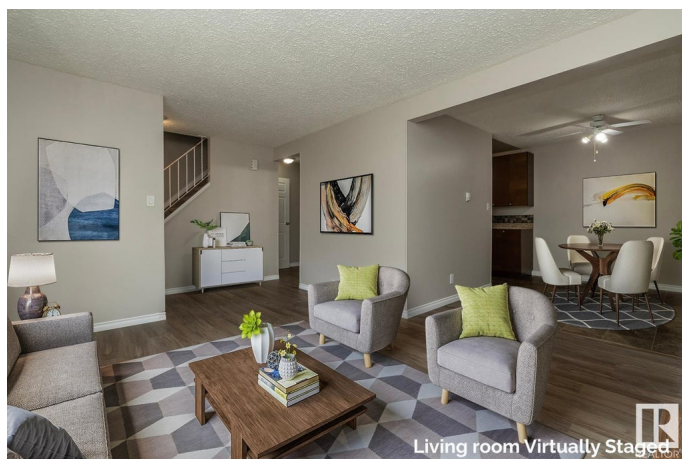
Built in 1976

### Essential Information

MLS® # E4445770

Price \$205,000

Bedrooms 3



Living room Virtually Staged

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,082
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	23 Athabasca Acres
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1G5

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	1
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	Wood, Metal, Stucco
Exterior Features	Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Robina Baker
Middle	Riverview
High	John Malland

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	12
Zoning	Zone 92
Condo Fee	\$245

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Listing information last updated on July 16th, 2025 at 4:02pm MDT