Courtesy Of Justin L Griffith Of The Good Real Estate Company

$209,900 - 11 Athabasca Acres, Devon

MLS® #E4453713

$209,900
3 Bedroom, 1.50 Bathroom, 1,084 sqft
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to #11 Athabasca Acresâ€”ideally located near the river valley and trail system in Devon. This 2-storey townhouse offers 3 bedrooms and 1 full bathroom upstairs. The main level features a large updated kitchen with plenty of cabinet and counter space, a dining area, and a living room with access to the yard. You have lots of large windows allowing lots of natural light. The yard has a brand new fence and provides a private outdoor space and place for your dog to play. The unfinished basement holds your laundry and offers room to expand with future development or use as storage. One parking stall is included. A great opportunity to own an affordable home in the heart of Devon. Conveniently located with easy access to the schools, pool, rink and golf course.

Built in 1976

Essential Information

MLS® #	E4453713
Price	$209,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,084
Acres	0.00

Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11 Athabasca Acres
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1L8

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2025
Days on Market	1
Zoning	Zone 92
Condo Fee	$243

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