

## \$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	2
Zoning	Zone 92
Condo Fee	\$298

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