

## \$225,000 - 1 Athabasca Acres, Devon

MLS® #E4457159

**\$225,000**

3 Bedroom, 1.50 Bathroom, 1,132 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Completely Renovated! This end-unit 2-storey townhome offers peace of mind with updates completed in 2016, including electrical, plumbing, insulation, flooring, fixtures, furnace, kitchen & more. The bright main floor features a spacious living room overlooking the landscaped, fenced yard, a dining area w/cabinet nook, & a galley kitchen w/expansive cabinetry, counters & walk-in pantry. A half bath completes this level. Upstairs, the oversized primary bedroom boasts his & hers closets, plus 2 additional bedrooms & full bath. The basement is insulated & ready for your finishing touches, offering excellent potential for future living space. Outside, enjoy a private yard perfect for BBQs or play, plus 1 parking stall. Ideally located steps from Devon's paved trail system & river valley, with schools & parks nearby. A move-in ready home that blends modern updates w/a convenient location—ideal for first-time buyers, downsizers, or investors. So what are you waiting for? Come take a peek and fall in love.

Built in 1976

### Essential Information

MLS® # E4457159

Price \$225,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,132             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking   | Stall                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 92              |
| Condo Fee      | \$278                |

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Listing information last updated on September 17th, 2025 at 9:02pm MDT