

\$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
Zoning	Zone 92
Condo Fee	\$278

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