

\$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	8
Zoning	Zone 92
Condo Fee	\$298

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