

## \$220,000 - 3 108 Erie Street, Devon

MLS® #E4430835

**\$220,000**

1 Bedroom, 1.50 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Wonderful 55+ Adult Condominium with ground floor access. Cute as a button. Bright and sunny. Front door and back door access. Living room looks out into complex. Shaded patio out front. Living room overlooks patio. Master bedroom, with closet and a 4 piece ensuite. Separate den/guest room with French doors. Good sized kitchen with plenty of cupboards and separate dining area. A bit of storage in furnace room plus a crawl space for extra storage. There's also a storage shed and a raised garden bed in the back. Residents must be 55 years of age.

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430835          |
| Price          | \$220,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 861               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3 108 Erie Street |
| Area        | Devon             |
| Subdivision | Devon             |
| City        | Devon             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9G 2H7           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Crawl Space, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Carport  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 92          |
| Condo Fee      | \$250            |

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