

\$205,000 - 23 Athabasca Acres, Devon

MLS® #E4445770

\$205,000

3 Bedroom, 1.50 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to Devon, where small-town charm meets river valley adventure. This centrally located two-storey home offers great value for buyers looking to enjoy a connected, outdoor lifestyle. Step outside & find yourself just moments from Devon's stunning trail system, green spaces, & a beautiful ravine—perfect for walking, biking, or enjoying nature. Inside, the practical floor plan includes a dining area, functional kitchen, & a developed basement offering laundry, storage, and added living space. You'll love the enclosed front yard—a private space for pets or a sunny spot to enjoy your morning coffee. Low condo fees keep ownership affordable, making this home a smart choice for first-time buyers, young families, or investors. All this, just steps from schools, parks, grocery stores, and quick highway access. If you're looking for lifestyle and convenience wrapped into one welcoming community—this is it. So what are you waiting for? Come take a peek and fall in love.

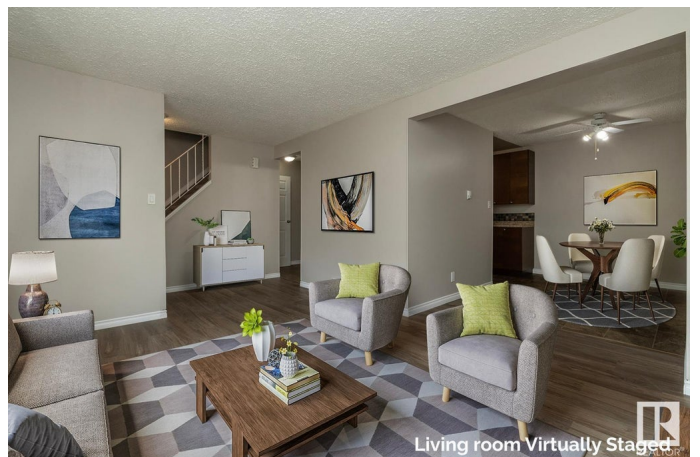
Built in 1976

Essential Information

MLS® # E4445770

Price \$205,000

Bedrooms 3



| | |
|----------------|-------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,082 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 23 Athabasca Acres |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 1G5 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 1 |
| 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 | Wood, Metal, Stucco |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal, Stucco |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 92 |
| Condo Fee | \$245 |

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Listing information last updated on July 6th, 2025 at 11:17am MDT