

## \$265,000 - 204 17 Columbia Avenue, Devon

MLS® #E4448009

**\$265,000**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this sunny, spacious 2 bedroom 2 bathroom condo in THE RIDGE located in the heart of DEVON within walking distance to schools, parks, groceries, restaurants, outdoor pool, arena and river valley walking/biking trails. This open modern concept floor plan offers premium finishing throughout with 9' ceilings and the bedrooms at the opposite ends of the living room. The gourmet kitchen has quartz countertops, light color cabinetry with soft close cupboards and drawers with stainless steel appliances. South facing deck with a gas BBQ outlet. Vinyl plank flooring throughout except for tile in the bathrooms. Roughed in for A/C. Included is the fridge, glass top stove, built-in microwave, dishwasher, INSUITE WASHER AND DRYER and TITLED UNDERGROUND PARKING #52 with a storage cage. A great place to call home!

Built in 2017

### Essential Information

MLS® #	E4448009
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890



Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Secured Parking, Security Door, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Airport Nearby, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	11
Zoning	Zone 92
Condo Fee	\$477

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 26th, 2025 at 5:32am MDT