

## \$359,900 - 15 Kootenay Avenue, Devon

MLS® #E4463951

**\$359,900**

4 Bedroom, 2.00 Bathroom, 737 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

This little gem packs a huge punch! Located in the heart of Devon sits this gigantic 877sqm lot. Stroll over to the park, pool, arena or downtown shops. It's all walkable from this address. Are you looking to downsize but still love having outdoor space, a first-time buyer, single or young couples? This home has been SUBSTANTIALLY RENOVATED inside & out from top to bottom; you will live worry-free. Double detached garage, large shed, newer fence, beautiful landscaping with deck & stone fireplace area plus room to spare for a garden, pets or kids to play. Exterior siding, windows, shingles all redone. Inside is a true transformation with a spacious kitchen & dining area for this size of a home. Nice size primary suite + 2nd bedroom which is being used as main floor laundry currently. Keep the same layout or make this 2nd bedroom a nursery, office, or bedroom. Two stunning bathrooms located on each floor for your convenience. The basement provides usable rec room, storage and more bedrooms. One of a kind.

Built in 1954

### Essential Information

MLS® # E4463951

Price \$359,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 737                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15 Kootenay Avenue |
| Area        | Devon              |
| Subdivision | Devon              |
| City        | Devon              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 1J2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                      |
| Stories      | 2                                                                                                                                              |
| Has Basement | Yes                                                                                                                                            |
| Basement     | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

**Additional Information**

Date Listed           October 29th, 2025  
Days on Market      9  
Zoning                Zone 92

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