

## \$200,000 - 12 Athabasca Acres, Devon

MLS® #E4446862

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to this charming and affordable 2-storey townhouse nestled in the heart of Devon offering incredible value for first-time buyers, downsizers, or savvy investors looking for a quiet, family-friendly neighbourhood. The main floor features a galley kitchen, updated 2-pc bathroom with plenty of natural sunlight and ample space for your living room and dining room furniture. Upstairs you will find 3 comfortably sized bedrooms and an updated 4-pc bathroom. The basement is where you'll be doing laundry, have plenty of space for storage and an opportunity to add you personal touch. Outside, enjoy a peaceful community with green spaces, walking paths, and mature trees. Devon is known for its strong sense of community and excellent amenities. With the airport just 15 minutes away, and easy access to Leduc, Nisku and Edmonton you'll never be too far away from work, recreation or adventure! Furnace and HWT replaced in 2020

Built in 1976

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446862  |
| Price     | \$200,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,012             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Athabasca Acres |
| Area        | Devon              |
| Subdivision | Devon              |
| City        | Devon              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 1L8            |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | On Street Parking, Patio |
| Parking Spaces | 1                        |
| Parking        | No Garage, Stall         |

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas           |
| Stories      | 2                                   |
| Has Basement | Yes                                 |
| Basement     | Full, Partially Finished            |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stucco, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 24             |
| Zoning         | Zone 92        |
| Condo Fee      | \$243          |

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Listing information last updated on August 1st, 2025 at 5:17pm MDT