

## \$219,800 - 301 17 Columbia Avenue, Devon

MLS® #E4462207

**\$219,800**

2 Bedroom, 1.00 Bathroom, 708 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this spacious 708 sq.ft. modern 2 bedroom 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 unit has an open concept floor plan with 9' ceilings offering premium finishings throughout. The kitchen has an eating island, quartz countertops, espresso color cabinetry, with soft close and stainless steel appliances. The bedrooms are at opposite ends of the living area. The spacious north facing deck has a gas BBQ outlet. Vinyl plank flooring throughout except for tile in the bathroom. Roughed in for A/C. Included is the fridge, glass top stove, microwave hood fan, dishwasher, INSUITE WASHER AND DRYER and TITLED UNDERGROUND PARKING Unit 44 (Actual #12) with a storage cage. Shows very well! A great place to call home!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462207  |
| Price      | \$219,800 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 708                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301 17 Columbia Avenue |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1Y7                |

### Amenities

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

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| 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    | October 15th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 92            |
| Condo Fee      | \$382              |

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Listing information last updated on October 22nd, 2025 at 9:02pm MDT