

\$198,000 - 59 Athabasca Acres, Devon

MLS® #E4424561

\$198,000

3 Bedroom, 1.50 Bathroom, 1,044 sqft
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to Devon! A vibrant community with so much to offer. Whether you love boating, hiking, or simply enjoying the outdoors, this neighborhood is perfect for nature enthusiasts. The stunning river valley views, beautiful topography, and nearby picnic areas make it an ideal place to relax and unwind. With schools and playgrounds close by, it's a fantastic location for families. This affordable, freshly painted, and well-maintained 3-bedroom, 2-bathroom corner unit offers added privacy and extra natural light—perfect for a first-time buyer or a great investment opportunity. Prime location with unbeatable accessibility! Devon is just minutes from Edmonton and the International Airport, making commuting and travel incredibly convenient. Plus, Costco and the Nisku Premium Outlet Mall are only a short 15-minute drive away, providing easy access to everyday essentials and premium shopping. Don't miss out on this wonderful place to call home!

Built in 1976

Essential Information

MLS® #	E4424561
Price	\$198,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,044
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	59 Athabasca Acres
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1L7

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Stall

Interior

Appliances	Air Conditioning-Central, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Fenced, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

Additional Information

Date Listed March 7th, 2025

Days on Market 24

Zoning Zone 92

Condo Fee \$400

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 March 31st, 2025 at 6:17am MDT