

Courtesy Of Justin L Griffith Of The Good Real Estate Company

# \$224,900 - 1 Athabasca Acres, Devon

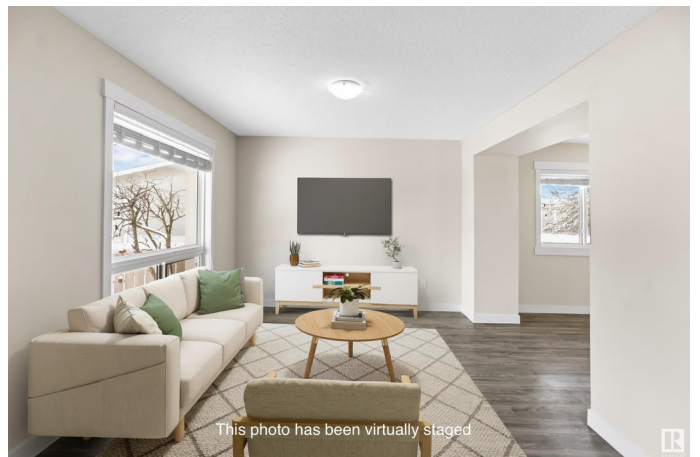
MLS® #E4425681

**\$224,900**

3 Bedroom, 1.50 Bathroom, 1,217 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to #1 in Athabasca Acres! This unit was reconstructed in 2016, taken down to the studs and rebuilt with all-new electrical, plumbing, flooring, insulation, fixtures, kitchen, furnace, and more. This end unit is just steps from the paved trail system and the river valley. The main floor features a spacious living room that overlooks your fenced yard. The dining area includes a large window and a cabinet nook that connects to the kitchen. The galley-style kitchen offers extended cabinetry and counter space for added functionality. Completing the main floor is a large walk-in pantry and a convenient half bath. Upstairs, you'll find a bright and spacious primary bedroom with two closets and plenty of natural light. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement is studded & insulated provides great potential for additional future living space. Laundry hookups are located in the basement. Includes 1 parking stall. Some photos have been virtually staged.



Built in 1976

## Essential Information

MLS® #	E4425681
Price	\$224,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	17
Zoning	Zone 92
Condo Fee	\$278

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Listing information last updated on March 31st, 2025 at 6:17am MDT