

\$207,000 - 65 Athabasca Acres, Devon

MLS® #E4449963

\$207,000

3 Bedroom, 1.50 Bathroom, 1,051 sqft
Condo / Townhouse on 0.00 Acres

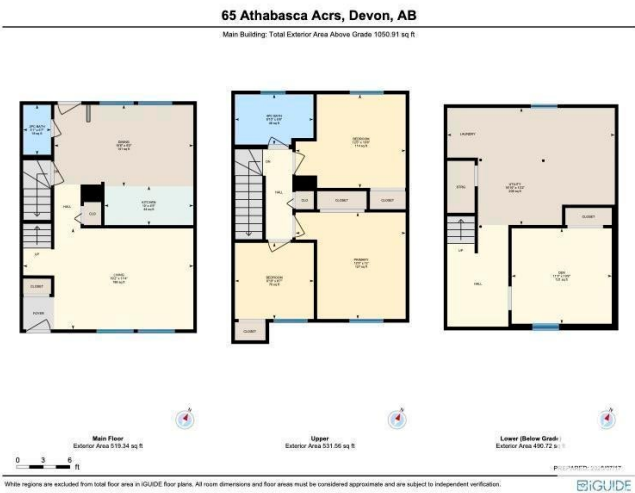
Devon, Devon, AB

Welcome to your ideal entry-level home in the heart of Devon—a quiet, close-knit community where nature meets convenience. Whether you're a first-time buyer or investor, this well-maintained 3-bedroom townhouse offers excellent value and a practical layout for everyday living. Freshly painted and move-in ready, the sun-filled living room features large windows that invite natural light throughout the day. The spacious eat-in kitchen overlooks a fully landscaped and fenced yard—perfect for little ones or pets. Upstairs, you'll find a king-sized primary bedroom and two additional well-sized bedrooms. The basement is partially finished and offers flexibility for a future media room, play space, or home gym. With affordable condo fees and a location close to schools, parks, walking trails, and all the small-town charm Devon has to offer, this home is a smart choice for buyers looking to get into the market without compromising on comfort or community. Come take a peek—you just might fall in love!

Built in 1976

Essential Information

| | |
|----------|-----------|
| MLS® # | E4449963 |
| Price | \$207,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,051 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 65 Athabasca Acres |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 1L7 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Robina Baker
Middle Riverview
High John Malland

Additional Information

Date Listed July 27th, 2025
Days on Market 3
Zoning Zone 92
Condo Fee \$400

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