

Courtesy Of Tony G Leiva Of Exp Realty

## \$324,900 - 90b Erie Street, Devon

MLS® #E4449983

**\$324,900**

4 Bedroom, 2.50 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this beautifully renovated 2-storey half duplex—perfect for first-time home buyers or those looking to downsize. This home offers modern updates throughout, including brand new vinyl plank flooring, fresh paint, updated baseboards, stylish lighting, and upgraded kitchen and bathrooms. With 4 bedrooms and 2.5 bathrooms, there's plenty of space for families or guests. The layout includes 3 bedrooms upstairs and 1 bedroom in the fully developed basement, along with a full bath on the upper level, a convenient half bath on the main floor, and a 3-piece bath in the basement. Additional highlights include newer shingles, vinyl windows, a high-efficiency furnace, and a single attached garage. Ideally located just steps from Devon Hospital, schools, parks, and shopping, this move-in-ready home truly has it all. Don't miss this fantastic opportunity! Some of the photos are Virtually Staged.

Built in 1994

### Essential Information

MLS® #	E4449983
Price	\$324,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,054
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	90b Erie Street
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1S7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 27th, 2025

Days on Market 3

Zoning Zone 92

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Listing information last updated on July 30th, 2025 at 2:17pm MDT