

Courtesy Of Justin L Griffith Of The Good Real Estate Company

## \$209,900 - 11 Athabasca Acres, Devon

MLS® #E4453713

**\$209,900**

3 Bedroom, 1.50 Bathroom, 1,084 sqft

Condo / Townhouse on 0.00 Acres

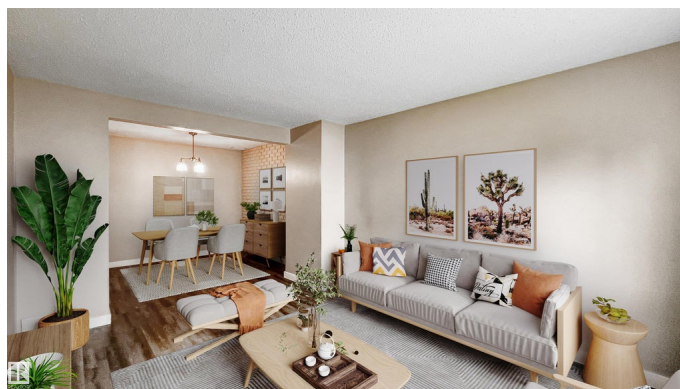
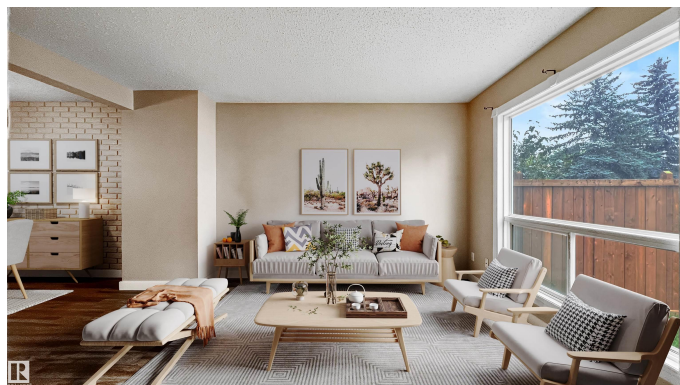
Devon, Devon, AB

Welcome to #11 Athabasca Acres—ideally located near the river valley and trail system in Devon. This 2-storey townhouse offers 3 bedrooms and 1 full bathroom upstairs. The main level features a large updated kitchen with plenty of cabinet and counter space, a dining area, and a living room with access to the yard. You have lots of large windows allowing lots of natural light. The yard has a brand new fence and provides a private outdoor space and place for your dog to play. The unfinished basement holds your laundry and offers room to expand with future development or use as storage. One parking stall is included. A great opportunity to own an affordable home in the heart of Devon. Conveniently located with easy access to the schools, pool, rink and golf course.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453713  |
| Price          | \$209,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,084     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1976              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11 Athabasca Acres |
| Area        | Devon              |
| Subdivision | Devon              |
| City        | Devon              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 1L8            |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Stucco                                           |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Schools |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Stucco                                           |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 92           |
| Condo Fee      | \$243             |

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Listing information last updated on August 21st, 2025 at 5:02am MDT