

## \$195,000 - 35 Athabasca Acres, Devon

MLS® #E4437142

**\$195,000**

3 Bedroom, 1.50 Bathroom, 997 sqft

Condo / Townhouse on 0.00 Acres

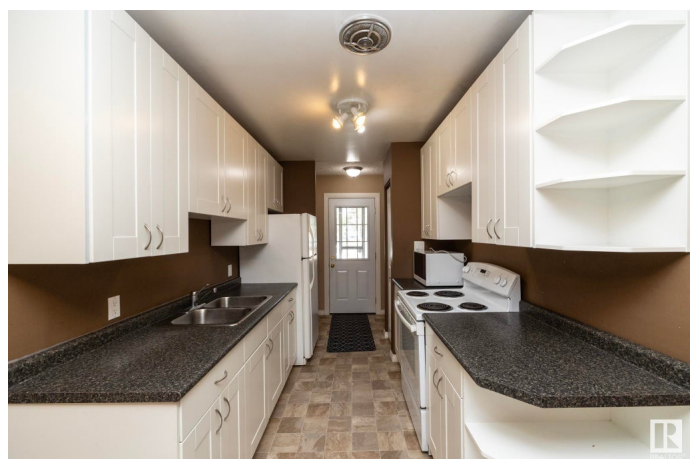
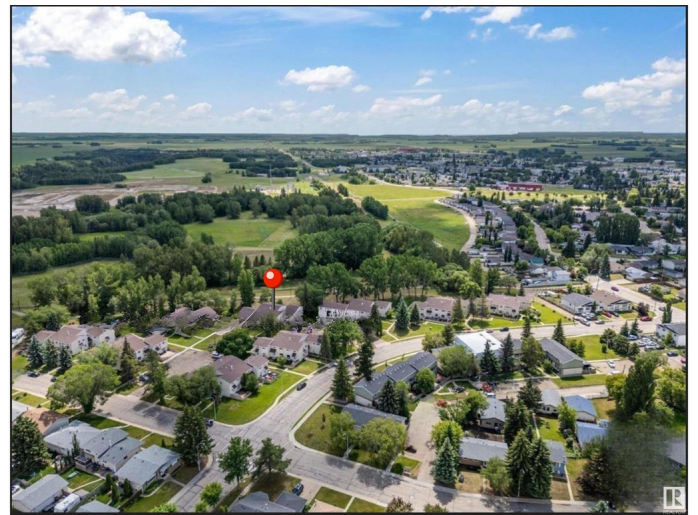
Devon, Devon, AB

Welcome to Devon—where small-town charm meets river valley living. This centrally located home offers excellent value with quick access to highways, local amenities, and scenic outdoor trails. Within walking distance to three schools, parks, grocery stores, and a stunning ravine, it's an ideal opportunity for first-time buyers, growing families, or investors seeking long-term potential. The home features a practical two-storey layout with dining area, a functional kitchen, & a partially developed basement that includes laundry and ample storage space. A convenient side entrance adds flexibility, and the enclosed front yard provides a private space for your furry family member or a cozy sitting area. Low condo fees keep ownership affordable, and the property backs onto green space that connects directly to Devon's incredible river valley trail system and multi-use paths. It's a lifestyle-focused location with everything you need nearby—nature, schools, and community all wrapped into one.

Built in 1976

### Essential Information

MLS® #	E4437142
Price	\$195,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	997
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35 Athabasca Acres
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1L8

### Amenities

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

### Interior

Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
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, Stucco

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Robina Baker  
Middle                              Riverview  
High                                 John Malland

**Additional Information**

Date Listed                      May 17th, 2025  
Days on Market                1  
Zoning                              Zone 92  
Condo Fee                        \$242

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 May 18th, 2025 at 8:47pm MDT