

## \$260,000 - 305 17 Columbia Avenue, Devon

MLS® #E4442234

**\$260,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

**BETTER THAN NEW!** This **BRIGHT & SUNNY** 2 bed/2 bath condo on the 3rd floor with nice views is sure to impress! Upgraded kitchen w/ QUARTZ countertops, Stainless appliances & loads of cupboards. Vinyl plank flooring, easy to keep clean. Two spacious bedrooms incl. primary w/ walk through double closet & full ensuite. **SOUTH FACING** balcony, perfect for enjoying some sun. **UNDERGROUND** parking w/ storage cage. Walking distance to everything you need – groceries, schools, swimming pool & parks/trails! Wonderful building w/ lots to offer. **JUST MOVE IN AND ENJOY!**

Built in 2017

### Essential Information

MLS® #	E4442234
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status Active

### Community Information

Address 305 17 Columbia Avenue  
Area Devon  
Subdivision Devon  
City Devon  
County ALBERTA  
Province AB  
Postal Code T9G 1Y7

### Amenities

Amenities On Street Parking, No Smoking Home, Parking-Visitor  
Parking Underground

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric  
Heating Baseboard, Water  
# of Stories 4  
Stories 4  
Has Basement Yes  
Basement None, No Basement

### Exterior

Exterior Wood, Hardie Board Siding  
Exterior Features Airport Nearby, Flat Site, Landscaped, Park/Reserve, Schools, Shopping Nearby  
Roof Roll Roofing  
Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 13th, 2025  
Days on Market 9  
Zoning Zone 92  
Condo Fee \$478

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