

# \$207,000 - 65 Athabasca Acres, Devon

MLS® #E4449963

**\$207,000**

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

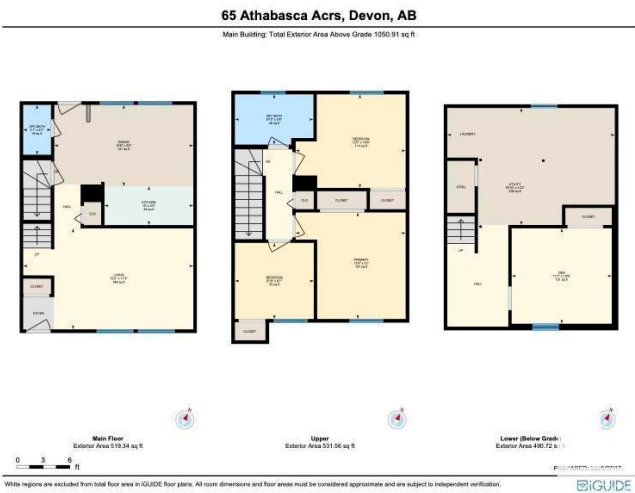
Devon, Devon, AB

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        24  
Zoning                      Zone 92  
Condo Fee                \$400

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