

\$207,000 - 65 Athabasca Acres, Devon

MLS® #E4449963

\$207,000

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

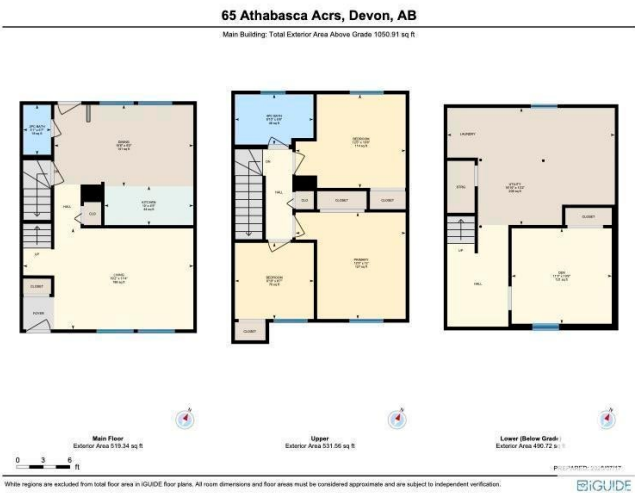
Devon, Devon, AB

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 23
Zoning Zone 92
Condo Fee \$400

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 August 19th, 2025 at 3:02am MDT