

## \$265,000 - 204 17 Columbia Avenue, Devon

MLS® #E4448009

**\$265,000**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this sunny, spacious 2 bedroom 2 bathroom condo in THE RIDGE located in the heart of DEVON within walking distance to schools, parks, groceries, restaurants, outdoor pool, arena and river valley walking/biking trails. This open modern concept floor plan offers premium finishing throughout with 9' ceilings and the bedrooms at the opposite ends of the living room. The gourmet kitchen has quartz countertops, light color cabinetry with soft close cupboards and drawers with stainless steel appliances. South facing deck with a gas BBQ outlet. Vinyl plank flooring throughout except for tile in the bathrooms. Roughed in for A/C. Included is the fridge, glass top stove, built-in microwave, dishwasher, INSUITE WASHER AND DRYER and TITLED UNDERGROUND PARKING #52 with a storage cage. A great place to call home!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448009  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 890       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2017                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 204 17 Columbia Avenue |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1Y7                |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Secured Parking, Security Door, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                         |
| Parking        | Underground                                                                               |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Hardie Board Siding                                                                                          |
| Exterior Features | Airport Nearby, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stone, Hardie Board Siding                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 92         |
| Condo Fee      | \$477           |

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Listing information last updated on August 5th, 2025 at 8:32am MDT