

## \$415,000 - 5 Columbia Avenue, Devon

MLS® #E4444712

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,013 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Fully renovated and move-in ready, this charming home on Columbia Ave is steps from parks, schools, the river, and golf course. The main floor features a thoughtfully designed kitchen overlooking the backyard, a bright dining area for family meals or morning coffee, and a cozy living room with beautiful flooring and neutral tones. Two spacious bedrooms and a full bath complete the level. The finished basement offers a third bedroom, 3-piece bath, large family room—perfect for movie nights—and a designated laundry area. Enjoy a huge yard lined with fruit trees, an oversized single-car garage, and plenty of space to add a rear garage off the alley. Walking distance to the elementary school, pool, and arena, this home is full of character, perfectly located, and ideal for a growing family. Don't miss your chance to own an exceptional home in the heart of Devon!

Built in 1949

### Essential Information

MLS® #	E4444712
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,013



Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T8G 1H9

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Robina Baker Elementary
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Middle	Riverview
High	John Maland High School

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	9
Zoning	Zone 92

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