

## \$200,000 - 12 Athabasca Acres, Devon

MLS® #E4446862

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,012 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to this charming and affordable 2-storey townhouse nestled in the heart of Devon offering incredible value for first-time buyers, downsizers, or savvy investors looking for a quiet, family-friendly neighbourhood. The main floor features a galley kitchen, updated 2-pc bathroom with plenty of natural sunlight and ample space for your living room and dining room furniture. Upstairs you will find 3 comfortably sized bedrooms and an updated 4-pc bathroom. The basement is where you'll be doing laundry, have plenty of space for storage and an opportunity to add you personal touch. Outside, enjoy a peaceful community with green spaces, walking paths, and mature trees. Devon is known for its strong sense of community and excellent amenities. With the airport just 15 minutes away, and easy access to Leduc, Nisku and Edmonton you'll never be too far away from work, recreation or adventure! Furnace and HWT replaced in 2020

Built in 1976

### Essential Information

MLS® #	E4446862
Price	\$200,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,012
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	12 Athabasca Acres
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1L8

### Amenities

Amenities	On Street Parking, Patio
Parking Spaces	1
Parking	No Garage, Stall

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
Days on Market	23
Zoning	Zone 92
Condo Fee	\$243

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Listing information last updated on July 31st, 2025 at 4:02am MDT