

# \$287,000 - 202 17 Columbia Avenue, Devon

MLS® #E4434657

**\$287,000**

2 Bedroom, 2.00 Bathroom, 977 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Bright Corner Unit with Expansive Deck in The Ridge, Devon Enjoy an abundance of natural light in this desirable Northwest corner unit in the sought-after Ridge Condominium complex in Devon. This 2-bedroom, 2-bathroom home features a spacious and functional layout with a neutral color palette that suits any style. The primary bedroom includes a private ensuite with a convenient sit-down shower. Step outside to your extra-large covered deck, perfect for relaxing or entertaining year-round. Additional highlights include in-suite laundry, heated underground parking, and plenty of surface parking for guests. Located within walking distance to all amenities and just moments from scenic river walking trails, this home combines comfort, convenience, and a peaceful natural setting.

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434657  |
| Price          | \$287,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 977       |
| Acres          | 0.00      |
| Year Built     | 2017      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 202 17 Columbia Avenue |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1Y7                |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., Intercom, Storage Cage |
| Parking   | Heated, Parkade, Underground          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Roll Roofing  |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 18            |

|           |         |
|-----------|---------|
| Zoning    | Zone 92 |
| Condo Fee | \$521   |

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 May 20th, 2025 at 9:32pm MDT