

## \$260,000 - 305 17 Columbia Avenue, Devon

MLS® #E4442234

**\$260,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

**BETTER THAN NEW!** This **BRIGHT & SUNNY** 2 bed/2 bath condo on the 3rd floor with nice views is sure to impress! Upgraded kitchen w/ QUARTZ countertops, Stainless appliances & loads of cupboards. Vinyl plank flooring, easy to keep clean. Two spacious bedrooms incl. primary w/ walk through double closet & full ensuite. **SOUTH FACING** balcony, perfect for enjoying some sun. **UNDERGROUND** parking w/ storage cage. Walking distance to everything you need – groceries, schools, swimming pool & parks/trails! Wonderful building w/ lots to offer. **JUST MOVE IN AND ENJOY!**

Built in 2017

### Essential Information

MLS® #	E4442234
Price	\$260,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

### Community Information

Address	305 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

### Amenities

Amenities	On Street Parking, No Smoking Home, Parking-Visitor
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Flat Site, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	23
Zoning	Zone 92
Condo Fee	\$478

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 July 6th, 2025 at 4:17am MDT