

## \$225,000 - 308 17 Columbia Avenue, Devon

MLS® #E4447486

**\$225,000**

2 Bedroom, 1.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this spacious, modern 2 bedroom condo in BRAND NEW condition 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 concept floor plan with 9' ceilings offers premium finishing throughout. The gourmet kitchen has a large eating island, quartz countertops, light color cabinetry with soft close and upgraded stainless appliances. The bedrooms are at opposite ends of the living area. Step onto the spacious north facing deck with a gas BBQ outlet. Vinyl plank flooring throughout except for tile in the bathroom. Roughed in for A/C. Included is the fridge, glass top stove, microwave hood fan, dishwasher, INSUITE WASHER AND DRYER and TITLED UNDERGROUND PARKING #61 with a storage cage. Shows very well! A great place to call home!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447486  |
| Price      | \$225,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 757                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 308 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

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| 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 12th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 92         |
| Condo Fee      | \$418           |

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Listing information last updated on August 9th, 2025 at 9:17pm MDT