

\$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 | 4 |
| Zoning | Zone 92 |
| Condo Fee | \$478 |

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