

## \$249,750 - 408 17 Columbia Avenue, Devon

MLS® #E4427058

**\$249,750**

1 Bedroom, 1.00 Bathroom, 788 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome To The Ridge! This immaculate AIR CONDITIONED Top Floor unit offers one bedroom, a den, (large enough to fit a queen bed) and a 4 pc bath. Convenient u-shaped kitchen features light toned cabinetry, peninsula eating bar, Caesarstone quartz countertops and ss appliances. This unit features quality finishing touches with 9 ft ceilings & 11' vaulted ceiling in living room. Enjoy vinyl plank & ceramic flooring throughout. Convenient In-suite laundry room with washer/dryer and storage. Heated underground parking plus storage cage. Located in the scenic community of Devon; a nature lovers paradise minutes from walking/ cycling trails, the River Valley and adjacent to the GFL twin arenas, swimming pool and playground. Light and bright, this unit has it all! Ready to move into and enjoy all Devon has to offer! Parking stall is #31.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427058  |
| Price          | \$249,750 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 788       |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 408 17 Columbia Avenue |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1Y7                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Secured Parking, Vaulted Ceiling, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Fiber Cement   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Fiber Cement   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 29               |
| Zoning         | Zone 92          |
| Condo Fee      | \$420            |

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Listing information last updated on April 19th, 2025 at 6:32am MDT