

\$219,800 - 301 17 Columbia Avenue, Devon

MLS® #E4462207

\$219,800

2 Bedroom, 1.00 Bathroom, 708 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this spacious 708 sq.ft. modern 2 bedroom condo 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 unit has an open concept floor plan with 9' ceilings offering premium finishings throughout. The kitchen has an eating island, quartz countertops, espresso color cabinetry, with soft close and stainless steel appliances. The bedrooms are at opposite ends of the living area. The spacious north facing deck has 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 Unit 44 (Actual #12) with a storage cage. Shows very well! A great place to call home!

Built in 2017

Essential Information

MLS® #	E4462207
Price	\$219,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	708
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	301 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

Amenities

Amenities	Ceiling 9 ft., Deck, Parking-Visitor, 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	October 15th, 2025
Days on Market	10
Zoning	Zone 92
Condo Fee	\$382

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 October 25th, 2025 at 10:03am MDT