

## \$259,800 - 205 17 Columbia Avenue, Devon

MLS® #E4462413

**\$259,800**

2 Bedroom, 2.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this SUNNY SOUTH FACING spacious condo with 2 bedrooms 2 bathrooms in THE RIDGE in the heart of DEVON conveniently located within walking distance to schools, parks, groceries, restaurants, outdoor pool, arena and the river valley walking/biking trails. This modern open concept floor plan offers premium finishing throughout with 9' ceilings and the bedrooms at the opposite ends of the living room. The gourmet kitchen has espresso color cabinetry with soft close, quartz countertops and stainless steel appliances. South facing deck with a gas BBQ outlet. Vinyl plank flooring throughout except for tile in the bathrooms. Roughed in for A/C. Included is the fridge, glass top stove, built-in microwave, dishwasher, INSUITE WASHER AND DRYER and TITLED UNDERGROUND PARKING Unit 35 (Actual stall #3) with a storage cage. A great place to call home!

Built in 2017

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462413  |
| Price      | \$259,800 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 894                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 205 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

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| 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 16th, 2025  
Days on Market        4  
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 October 20th, 2025 at 10:32am MDT