

\$280,000 - 44 Erie Street, Devon

MLS® #E4442875

\$280,000

2 Bedroom, 2.00 Bathroom, 829 sqft
Single Family on 0.00 Acres

Devon, Devon, AB

HUGE LOT! This fully finished bungalow offers over 800 sq ft on the main level, plus a beautifully renovated basement—perfect for comfortable family living. The home features 2 bedrooms upstairs and 2 full bathrooms, including a recently updated lower level with a spacious family room ideal for movie nights or watching the big game. The large, fenced backyard is perfect for pets, a trampoline, or even a summer pool setup. A double garage with a single overhead door offers excellent space for a mechanic, workshop, or extra storage, and the back lane access allows for convenient RV parking. Located close to schools, shopping, the hospital, and Devon’s scenic river valley trail system, this property combines comfort and convenience. Additional updates include newer mechanical systems and shingles (approx. 10 years old). A great opportunity for first-time buyers, investors, or anyone looking to enjoy small-town living with modern upgrades. Come take a look, fall in love and call 44 Erie St S your new home.



Built in 1978

Essential Information

MLS® #	E4442875
Price	\$280,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	44 Erie Street
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1S8

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached, RV Parking, Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood
Foundation	Concrete Perimeter

School Information

Elementary	Robina Baker
Middle	Riverview
High	John Malland

Additional Information

Date Listed	June 18th, 2025
Days on Market	3
Zoning	Zone 92

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