

## \$225,000 - 308 17 Columbia Avenue, Devon

MLS® #E4447486

**\$225,000**

2 Bedroom, 1.00 Bathroom, 757 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome home to this spacious, modern 2 bedroom condo in BRAND NEW condition 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 open concept floor plan with 9' ceilings offers premium finishing throughout. The gourmet kitchen has a large eating island, quartz countertops, light color cabinetry with soft close and upgraded stainless appliances. The bedrooms are at opposite ends of the living area. Step onto the spacious north facing deck with 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 #61 with a storage cage. Shows very well! A great place to call home!

Built in 2017

### Essential Information

MLS® #	E4447486
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	757
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	308 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

### Amenities

Amenities	Ceiling 9 ft., Deck, 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	July 12th, 2025
Days on Market	1
Zoning	Zone 92
Condo Fee	\$418

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