

## \$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	15
Zoning	Zone 92
Condo Fee	\$420

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Listing information last updated on April 4th, 2025 at 11:47pm MDT