

# \$287,000 - 202 17 Columbia Avenue, Devon

MLS® #E4434657

**\$287,000**

2 Bedroom, 2.00 Bathroom, 977 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Bright Corner Unit with Expansive Deck in The Ridge, Devon Enjoy an abundance of natural light in this desirable Northwest corner unit in the sought-after Ridge Condominium complex in Devon. This 2-bedroom, 2-bathroom home features a spacious and functional layout with a neutral color palette that suits any style. The primary bedroom includes a private ensuite with a convenient sit-down shower. Step outside to your extra-large covered deck, perfect for relaxing or entertaining year-round. Additional highlights include in-suite laundry, heated underground parking, and plenty of surface parking for guests. Located within walking distance to all amenities and just moments from scenic river walking trails, this home combines comfort, convenience, and a peaceful natural setting.

Built in 2017

## Essential Information

MLS® #	E4434657
Price	\$287,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.00
Year Built	2017



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

### Amenities

Amenities	Ceiling 9 ft., Intercom, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	45

Zoning	Zone 92
Condo Fee	\$521

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 June 16th, 2025 at 9:47pm MDT