

## \$297,000 - 203 17 Columbia Avenue, Devon

MLS® #E4434428

**\$297,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Beautifully maintained 2 bedroom + den, 2 bath corner unit in the highly desirable Ridge Condominium in Devon. The Ridge is a highly sought after building in the heart of Devon. Enjoy low maintenance finishes in a neutral color palette & an open layout featuring 2 bedrooms, den with window, 2 bathroom & in suite laundry. Fabulous kitchen with peninsula seating, quartz countertops, upgraded appliances & loads of prep space for the chef. Living at the Ridge means enjoying the convenience of being centrally located, within walking distance to groceries, restaurants, parks, schools, twin arena, a swimming pool, and river walking trails. Plus, the underground titled parking with a storage unit adds to the convenience and security of this property.

Built in 2017

### Essential Information

MLS® #	E4434428
Price	\$297,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	2017



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

### Community Information

Address	203 17 Columbia Avenue
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y7

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
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, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 4th, 2025
-------------	---------------

Days on Market	14
Zoning	Zone 92
Condo Fee	\$595

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 May 18th, 2025 at 7:32pm MDT