

\$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	11
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 14th, 2025 at 10:17pm MDT