

## \$364,900 - 127 Athabasca Drive, Devon

MLS® #E4426378

**\$364,900**

4 Bedroom, 2.00 Bathroom, 741 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome Home! This fully finished 4 bedroom bi-level offers many updates and a cozy living space. The main level, with its good sized living-room and patio doors off the kitchen that lead to your nice deck and large yard, make it the perfect place to gather with family and friends. The family room in the basement, with a woodburning stove, is the perfect place to snuggle up with family and watch a movie or the big game. Located close to schools, amenities and beautiful walking trails along the North Saskatchewan River adds to the appeal of this well cared for home. Devon offers small town living within a short drive to the Edmonton International Airport, and the south and west sides of Edmonton, along with a top notch golf course, river access, beautiful parks, and much, much more.

Built in 1973

### Essential Information

MLS® #	E4426378
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	741
Acres	0.00
Year Built	1973



Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	127 Athabasca Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1N5

### **Amenities**

Amenities	Deck, Gazebo
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	16

## Zoning

## Zone 92

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 April 4th, 2025 at 7:47am MDT