

Courtesy Of Justin L Griffith Of The Good Real Estate Company

## \$379,900 - 97 Erie Street, Devon

MLS® #E4443342

**\$379,900**

4 Bedroom, 3.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

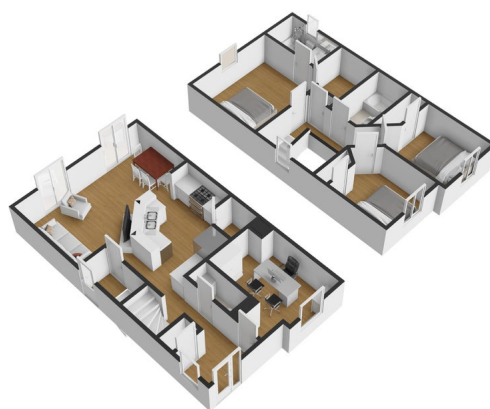
Devon, Devon, AB

Welcome to this well-kept 2-storey home with 4 bedrooms and 3.5 bathrooms. Great curb appeal with a charming front porch. The main floor features a half bath, a front den—perfect for a home office—and an open-concept living space at the back of the home. The spacious kitchen offers a large island, ample counter and cabinet space, and flows into the dining area and cozy living room. Garden doors lead to the backyard with a large deck, hot tub, shed, and parking pad. Upstairs includes the primary bedroom with walk-in closet and full ensuite, plus two additional bedrooms and 3 piece bathroom. The home also has a side entrance to the finished basement, which includes a bedroom, living room, kitchenette, full bathroom, and laundry—ideal for extended family or guests.

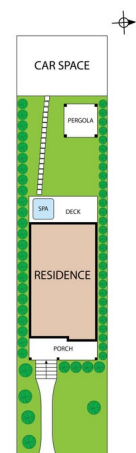
Built in 2003

### Essential Information

MLS® #	E4443342
Price	\$379,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,340
Acres	0.00



97 Erie Street S, Devon, AB, T9G 2G3  
This floor plan is for informational purposes only and should not be used as a basis for any purchase or sale. Measurements of areas, dimensions, and other features are approximate and do not represent actual measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Erie Street
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2G3

### **Amenities**

Amenities	Deck, Hot Tub
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	17
Zoning	Zone 92

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Listing information last updated on July 6th, 2025 at 12:47pm MDT