

\$415,000 - 5 Columbia Avenue, Devon

MLS® #E4444712

\$415,000

3 Bedroom, 2.00 Bathroom, 1,013 sqft
Single Family on 0.00 Acres

Devon, Devon, AB

Fully renovated and move-in ready, this charming home on Columbia Ave is steps from parks, schools, the river, and golf course. The main floor features a thoughtfully designed kitchen overlooking the backyard, a bright dining area for family meals or morning coffee, and a cozy living room with beautiful flooring and neutral tones. Two spacious bedrooms and a full bath complete the level. The finished basement offers a third bedroom, 3-piece bath, large family room—perfect for movie nights—and a designated laundry area. Enjoy a huge yard lined with fruit trees, an oversized single-car garage, and plenty of space to add a rear garage off the alley. Walking distance to the elementary school, pool, and arena, this home is full of character, perfectly located, and ideal for a growing family. Don't miss your chance to own an exceptional home in the heart of Devon!

Built in 1949

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444712 |
| Price | \$415,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,013 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5 Columbia Avenue |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8G 1H9 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 4 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Robina Baker Elementary |
|------------|-------------------------|

| | |
|--------|-------------------------|
| Middle | Riverview |
| High | John Maland High School |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

| | |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

| | |
|--------|---------|
| 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 July 6th, 2025 at 4:32am MDT