

\$389,000 - 9 Kootenay Avenue, Devon

MLS® #E4425706

\$389,000

4 Bedroom, 2.00 Bathroom, 1,458 sqft
Single Family on 0.00 Acres

Devon, Devon, AB

1457.66 sq/ft home with a 38'x40' detached garage situated on a Huge Lot! Inside the home the main floor hosts a kitchen, living room, dining room, two bedrooms, and a 4 piece bathroom. The basement has another bedroom, family room, 3 piece bathroom, and the laundry/utility room. The upper level has the fourth bedroom of the home, and a bonus room with storage attached. This home has had most of the windows upgraded, shingles are around 10 years old, and a hot water tank installed around 2019. The oversized four car garage has two overhead doors, a cement floor, power, insulated walls, a pull down ladder to the storage space above, and access from the back alley. The back yard has lots of extra space, a deck, and mature trees to match the front yard. This property is unique and located in a mature neighborhood.

Built in 1971

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4425706 |
| Price | \$389,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,458 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 9 Kootenay Avenue |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 1E0 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Parking-Extra, See Remarks |
| Parking | Over Sized, Quad or More Detached, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 36 |
| 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 19th, 2025 at 1:02pm MDT