

## \$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 | 47               |
| 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 30th, 2025 at 6:47am MDT