

## \$289,000 - 78 Fairfax Lane, Devon

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MLS® #E4449019

**\$289,000**

3 Bedroom, 2.50 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Affordable, well-maintained end unit townhouse steps from amenities in Devon! Situated at the end of the cul-de-sac, this END-UNIT home offers a functional floor plan in a great location. Main floor features a 2 piece bathroom, large living room and kitchen with corner pantry, plenty of cupboard space and a dinette area. The patio doors lead to the recently stained deck and backyard. Upstairs has 3 bedrooms including the spacious primary with 3 piece ensuite, convenient upper-floor laundry, and another full bathroom. There is a lovely covered veranda out front, mature trees, and recent updates including brand new carpet, paint, landscaping and light fixtures. This complex is steps from many of Devon's expanding amenities including convenience stores, restaurants, health centre, and easy access to highway 60 and highway 19. Only 15-20 minutes from everything including Leduc, Edmonton, Edmonton International Airport, Nisku Industrial Park, Rabbit Hill Ski Resort, Botanic Gardens and more!

Built in 2011

### Essential Information

MLS® # E4449019

Price \$289,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,271             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 78 Fairfax Lane |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9G 0A4         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Vinyl Windows |
| Parking   | Single Garage Attached                                                   |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 92         |
| Condo Fee      | \$295           |

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Listing information last updated on August 7th, 2025 at 3:18pm MDT