

\$374,000 - 9 Kootenay Avenue, Devon

MLS® #E4425706

\$374,000

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	\$374,000
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	94
Zoning	Zone 92

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Listing information last updated on June 16th, 2025 at 8:17pm MDT