

Courtesy Of Justin L Griffith Of The Good Real Estate Company

\$379,900 - 97 Erie Street, Devon

MLS® #E4443342

\$379,900

4 Bedroom, 3.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

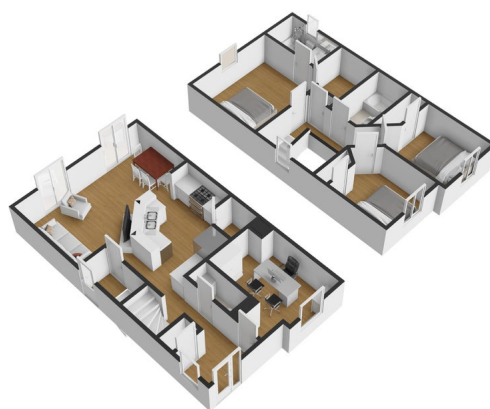
Devon, Devon, AB

Welcome to this well-kept 2-storey home with 4 bedrooms and 3.5 bathrooms. Great curb appeal with a charming front porch. The main floor features a half bath, a front den—perfect for a home office—and an open-concept living space at the back of the home. The spacious kitchen offers a large island, ample counter and cabinet space, and flows into the dining area and cozy living room. Garden doors lead to the backyard with a large deck, hot tub, shed, and parking pad. Upstairs includes the primary bedroom with walk-in closet and full ensuite, plus two additional bedrooms and 3 piece bathroom. The home also has a side entrance to the finished basement, which includes a bedroom, living room, kitchenette, full bathroom, and laundry—ideal for extended family or guests.

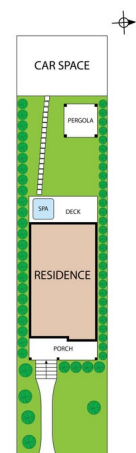
Built in 2003

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443342 |
| Price | \$379,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,340 |
| Acres | 0.00 |



97 Erie Street S, Devon, AB, T9G 2G3
This floor plan is for informational purposes only. It is not a legal document. Measurements of rooms, fixtures, and other items are approximate and do not constitute a contract. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



| | |
|------------|------------------------|
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 97 Erie Street |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 2G3 |

Amenities

| | |
|-----------|--------------------------|
| Amenities | Deck, Hot Tub |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 92 |

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Listing information last updated on June 25th, 2025 at 9:48am MDT