

## \$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	86
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 June 8th, 2025 at 7:47am MDT