

## \$379,900 - 97 Erie Street, Devon

MLS® #E4443342

**\$379,900**

4 Bedroom, 3.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

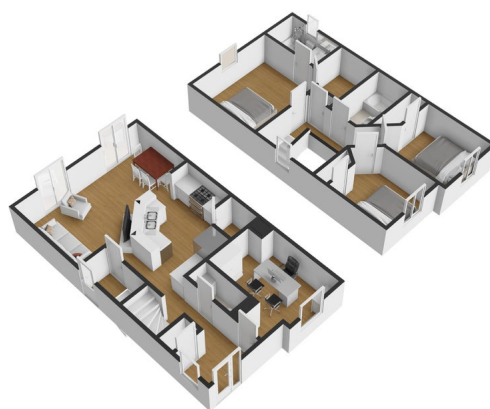
Devon, Devon, AB

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.

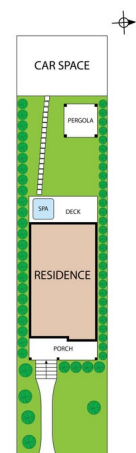
Built in 2003

### 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 | 9               |
| 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 28th, 2025 at 4:32am MDT