



## 44 ATHABASCA Acres Devon AB

\$188,800

\*\*\* Affordable on Athabasca Drive! \*\*\* Dear Devon Buyer: Are you looking for a super affordable place to call home? Close to schools, parks, and amenities that Devon has to offer? Welcome to 44 Athabasca Acres! This END UNIT (one less neighbour to listen to!) boasts three bedrooms upstairs, along with a full 4-pc bath. Main level features 2pc guest bath, and a large living room with lots of natural light from the big front window (seriously, look at how much furniture you can fit in here!) Kitchen was updated from the old, original cabinets and counters so you're not feeling like it's 1979! Formal Dining Room fits a full sized dining set . Fenced yard keeps young children and pets safe and is the perfect spot to BBQ some steaks or fire up that smoker! Lower level is the perfect space to set up your workout gear, kids rec room/gaming den, man cave, the options are endless! All of this for UNDER \$190k?! This might be the best deal in Devon! Welcome Home, Dear Buyer!

Listing Presented By:



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