

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

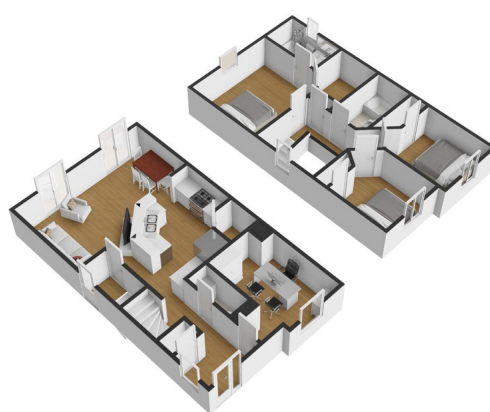
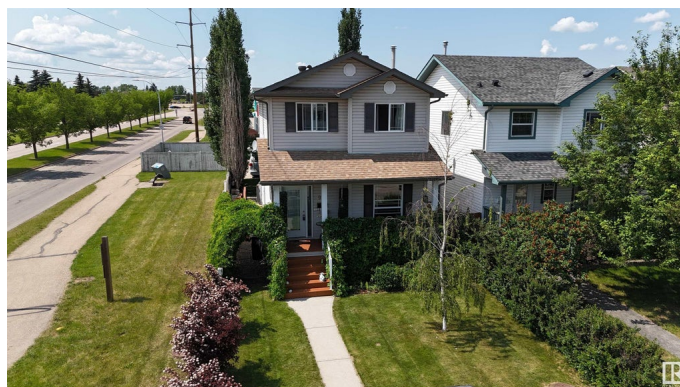
Devon, Devon, AB

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.

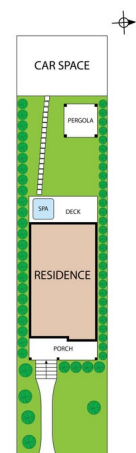
Built in 2003

### 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 intended to be used as a legal document. Measurements of areas, dimensions, and other details 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	25
Zoning	Zone 92

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Listing information last updated on July 14th, 2025 at 4:02pm MDT