

## \$299,900 - 36 Fairfax Lane, Devon

MLS® #E4438399

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Welcome to this spacious 3-bedroom, 2.5-bathroom townhouse in the charming community of Devon, just a quick 15-minute drive to Edmonton! Boasting 1,400 sq ft of thoughtfully designed living space, this home features new flooring throughout and a double attached tandem garage for added convenience. The main floor showcases a bright and inviting living room that seamlessly connects to the dining area and a modern, well-equipped kitchen—ideal for hosting family and friends. You’ll also find a handy laundry room and a convenient half bath on the main level. Upstairs, the primary bedroom is a relaxing retreat with a private ensuite, while two additional guest bedrooms and a full main bathroom provide plenty of space for everyone. This townhouse truly has it all, including a prime location close to parks, schools, scenic walking trails, and more. Experience the perfect blend of small-town charm and city convenience in this lovely home!

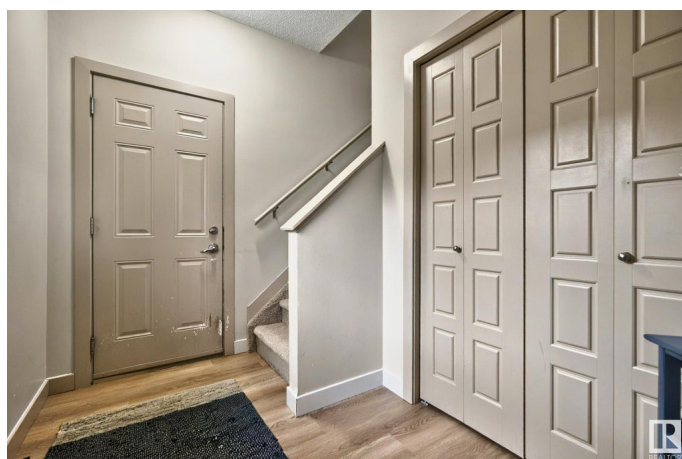
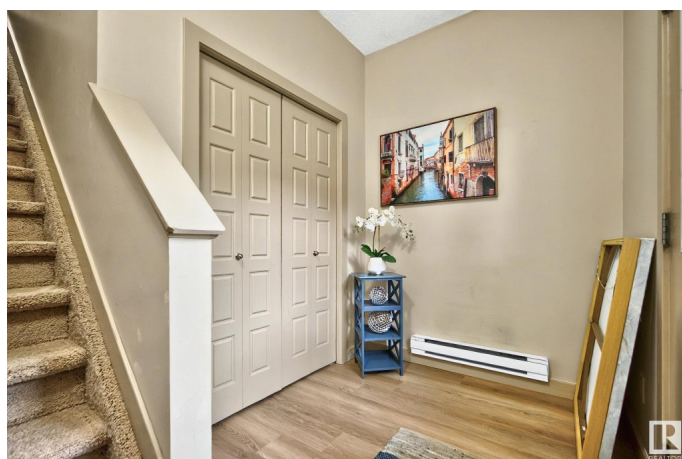
Built in 2008

### Essential Information

MLS® # E4438399

Price \$299,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	36 Fairfax Lane
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 0A4

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 24th, 2025  
Days on Market                3  
Zoning                              Zone 92  
Condo Fee                        \$276

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