



## Devon Alberta

\$340,000

Warm, welcoming, & thoughtfully updated; this 3-bed|2 bath w/den home offers a fantastic blend of comfort & functionality for family living. Featuring updated vinyl flooring on the main/upper levels, upgraded PVC windows upstairs, refreshed baseboards/casings, newer blinds, & a patio door that opens to the spacious backyard retreat. Kitchen/living spaces are designed for everyday living, w/custom-built closet drawers add smart organization throughout. Downstairs, unwind in the relaxing jet tub & enjoy the added versatility of a den space ideal for a home office, playroom/hobby area. Crawlspace provides valuable extra storage. Outside, the oversized heated single garage is equipped w/220V/60AMP sub panel & forced-air heater, perfect for projects, parking, or year-round use. Enjoy summer evenings w/NG BBQ hookup & the privacy of a quiet cul-de-sac location. Close to schools, shopping, medical services, playgrounds, & only a short drive to Edmonton, the airport, U of A Botanic Gardens, & local amenities. (id:6769)

Utility room 1.41 m X 1.92 m

Bedroom 3 3.08 m X 3.28 m

Living room 3.07 m X 5.82 m

Dining room 2.97 m X 2.98 m

Kitchen 2.97 m X 2.74 m

Primary Bedroom 3.47 m X 3.92 m

Bedroom 2 2.52 m X 4.67 m

Listing Presented By:



Originally Listed by:

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