



## Devon Alberta

\$385,000

Discover this light and bright 1,261 sq. ft. bungalow perfectly situated in the heart of Devon. A charming front veranda welcomes you home, providing a lovely spot to enjoy the quiet street. Inside, the open main floor features 3 comfortable bedrooms and a spacious living room centered around a beautiful brick-surround gas fireplace. A serene covered porch creates a seamless transition from the inside to the outdoors, perfect for morning coffee. The basement is partially finished, offering a head start for a home gym or office. Outside, the massive 701 sqm lot features a fully fenced, south-facing backyard and a large patio by the double detached garage—ideal for summer BBQs and entertaining. The location is truly unbeatable! You are just steps from the breathtaking River Valley trails and the Devon Golf & Conference Centre. Families will love being only one block from Centennial Park and local schools. Embrace a lifestyle of comfort and outdoor adventure—come see why life is better by the river! (id:6769)

Bedroom 4 3.19 × 3.58

Living room 5.40 × 3.85

Dining room 2.94 × 3.86

Kitchen 4.40 × 3.86

Primary Bedroom 4.23 × 3.07

Bedroom 2 3.23 × 3.21

Bedroom 3 2.99 × 3.23

Listing Presented By:



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Lux Real Estate Inc

<http://www.ryangillen.com/>



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