



## Devon Alberta

\$294,900

Backing directly onto the ravine, this fully finished 2-storey offers nearly 1,800 sq. ft. of total living space in a private, natural setting with direct access to Devon's river valley trails. The bright main floor features a south-facing layout, filling the home with natural light. The kitchen includes UPDATED CABINETRY, a corner pantry & eat-in dining area. Upstairs offers a primary bedroom with walk-in closet, plus two additional bedrooms and a full bath. The finished basement adds a spacious family room with a cozy gas fireplace. Recent updates include UPDATED cabinets, fresh paint & new carpet throughout. Enjoy peaceful ravine views from your deck, along with two energized parking stalls, visitor parking, and a quiet cul-de-sac location. Convenient access to Leduc, EIA, Nisku, Acheson, and Edmonton completes the package. (id:6769)

Recreation room 4.52 m X 4.32 m

Living room 4.56 m X 5.1 m

Dining room 2.57 m X 4.06 m

Kitchen 2.57 m X 4.06 m

Primary Bedroom 4.56 m X 3.65 m

Bedroom 2 2.86 m X 3.53 m

Bedroom 3 2.9 m X 3.3 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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