



Devon Alberta

\$425,000

Step into comfort & convenience with this 1500+ sqft 2-storey in Devon's family-friendly Birchwood neighbourhood. Designed for modern living, this home offers 3 bedrooms, 2.5 baths & an open-concept main floor perfect for both daily routines & entertaining. The kitchen shines with loads of workspace, ample storage, & an east-facing dinette where morning coffee feels extra special. The living room is warm & inviting, while main floor laundry, a 2-pc bath, & attached double garage add everyday practicality. Upstairs, the spacious primary suite includes a 3-pc ensuite, joined by 2 more bedrooms & a 4-pc bath. The finished, fully fenced backyard is your private retreat, complete with a stone patio—ideal for summer evenings with family & friends. With a brand-new roof installed prior to possession, you'll enjoy peace of mind for years to come. All this just 15 mins to Edmonton, close to EIA, shopping, schools & Devon's incredible river valley trails. A move-in ready home that truly has it all. (id:6769)

Living room 4.9 m X 4.56 m

Dining room 3.95 m X 2.93 m

Kitchen 3.46 m X 3.61 m

Laundry room 3.26 m X 2.41 m

Primary Bedroom 3.95 m X 4.42 m

Bedroom 2 2.83 m X 2.95 m

Bedroom 3 3.26 m X 3.5 m

Listing Presented By:



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