



## Devon Alberta

\$499,900

RAVINE FACING! PRIVATE LOCATION! WALKING DISTANCE TO THE RIVER! CUTE AS A BUTTON! Nestled on a quiet tree lined street across from walking trails, River Drive Playground & the beautiful North Saskatchewan River, this charming bungalow sits on an impressive 50x190 lot. The bright open floor plan offers 2+1 bedrooms. The contemporary kitchen has patio doors leading to a large deck overlooking the massive park-like south facing backyard. Cozy living room features a traditional wood burning fireplace with stone surround. Finished basement with bedroom, bathroom, laundry, storage & rec space. Recent updates include vinyl plank flooring, custom window coverings & fresh paint'25, furnace'13, water tank'15, shingles'16, washer/dryer'22 & A/C. Completing the property is a huge double garage with attached 16x20 workshop, 8x10 shed & RV parking. Minutes from the boat launch & campground. An exceptional opportunity in a sought after river valley location. This is a place you will be proud to call home! MOVE IN! (id:6769)

Bedroom 3 2.45 m X 3.08 m

Recreation room Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Living room 6.8 m X 4.36 m

Dining room Measurements not available

Kitchen 4.63 m X 3.21 m

Primary Bedroom 4.78 m X 3.04 m

Bedroom 2 2.34 m X 3.23 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://deanandosmond.com/>



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