



## Devon Alberta

\$250,000

DOWNSIZING? STILL WANT A GARAGE? This is your chance! Welcome to Sandhaven, located in the heart of Devon. Close to shopping, restaurants, and Devon's famous walking trails along the North Saskatchewan. This huge upper floor unit offers its new owners all the I wants at a price they can afford. With over 1100 sqft this TOP FLOOR, CORNER UNIT offers a huge living area with corner gas fireplace & garden door access to the huge SOUTH FACING balcony, a spacious eat in kitchen w/plenty of storage & loads of countertops to make meal preparation easy, a sunny dining area w/bay window, generous primary suite w/3pc ensuite, 2nd bedroom w/walk in closet, in-suite laundry and ample storage. The unit also has it's own single detached garage. This 8 unit 55+ complex offers low condo fees of \$400 that cover landscaping, snow removal, exterior maintenance, water & sewer. So what are you waiting for? Come take a peek and fall in love. (id:6769)

Living room 3.88 m X 5.98 m

Dining room 2.37 m X 3.96 m

Kitchen 2.12 m X 3.61 m

Primary Bedroom 3.66 m X 5.52 m

Bedroom 2 3.39 m X 3.44 m

Laundry room 2.76 m X 1.97 m

Utility room 1.15 m X 3.59 m

Listing Presented By:



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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net