



## Devon Alberta

\$279,900

Affordable, bright, and FULL OF POTENTIAL, this charming 3-level split in Devon is A FANTASTIC OPPORTUNITY YOU WON'T WANT TO MISS. Discover an open-concept main floor where LARGE WINDOWS brighten the space, highlighting neutral tones and a warm, inviting atmosphere making it easy to envision your personal style. The FUNCTIONAL KITCHEN OFFERS AMPLE STORAGE and plenty of space to cook, & entertain, while the dining area features patio doors w/ direct ACCESS TO THE SIDE YARD -- Get that BBQ fired up! Upstairs, you'll find TWO COMFORTABLE BEDROOMS, including a SPACIOUS PRIMARY along with a full 4-pc bath. The Lower level offers a VERSATILE LIVING SPACE that can serve as a cozy family room, gaming area, office, or even an oversized bedroom, plus ..a 2pc bath. Convenient crawl space storage ensures there's PLENTY OF ROOM FOR ALL YOUR EXTRAS. Outside, enjoy a WEST-FACING DECK, low-maintenance landscaping, a F/F YARD, and a desirable CORNER LOT w/ front drive access. Local amenities, parks & schools nearby! (id:6769)

Recreation room 5.51 m X 3.91 m

Utility room 2.35 m X 1.48 m

Living room 3.04 m X 5.7 m

Dining room 2.95 m X 2.9 m

Kitchen 2.93 m X 2.74 m

Primary Bedroom 3.42 m X 3.92 m

Bedroom 2 2.48 m X 4.57 m

Listing Presented By:



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RE/MAX Real Estate

<https://www.thesoldsisters.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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