



Devon Alberta

\$314,900

BACKING THE RAVINE in Birchwood, this fully finished 2-storey offers nearly 1800 sqft of living space in a location that's hard to beat. Step out onto the deck & enjoy the sounds of nature with birdsong & rustling leaves as your backdrop. Inside you'll find 3+1 bdrms, 2.5 baths, an eat-in kitchen w/corner pantry & rich cabinetry and a living space that gets flooded with sun from the south facing windows. The primary suite includes a W/I closet, while the fully finished lower level offers large living space w/a cozy gas fireplace--perfect for winter evenings. Recent improvements include all new carpet and fresh paint. With 2 energized parking stalls, ample visitor parking & a quiet cul-de-sac setting, this home checks the boxes for comfort & practicality. Trails leading into Devon's stunning river valley are just steps away, and commuting is easy with quick access to Leduc, EIA, Nisku, Acheson & Edmonton. A rare chance to own a ravine-backing property at an affordable price--move-in ready & waiting for you! (id:6769)

Bedroom 4 2.9 m X 3.99 m

Recreation room 5.62 m X 4.32 m

Utility room 1.62 m X 2.38 m

Living room 4.61 m X 5.1 m

Dining room 2.75 m X 4.07 m

Kitchen 2.42 m X 4.07 m

Primary Bedroom 4.61 m X 3.63 m

Bedroom 2 2.83 m X 3.5 m

Bedroom 3 2.89 m X 3.31 m

Listing Presented By:



Originally Listed by:
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