



## 20 NORTH RAM Crescent Devon AB

\$225,000

First time buyers!! Here is a solid starter home to get you in the Devon market at a great price! This bungalow features 854 sq ft above grade with 2 beds and a 4pc full bath. Cul de sac location! Literally steps away from a walking path leading to playground and Devon trail system. Upgrades include SHINGLES with insulation stops 2020, new FENCE, grading and window wells 2022, new front window 2020, newer vinyl plank in both bedrooms, and new furnace motor 2023! Painted throughout in 2022. The living room is a generous size and features a sliding patio door to the deck. Separate dining space with a large window for lots of morning sun! Refinished kitchen cabinets provide a more modern look. Down the hall you'll find a 4pc bath with tile tub surround, and 2 bright, roomy bedrooms. Bsmt is partly finished with a rec space, framed 3rd bedroom, and LOADS of storage space in the mechanical room, laundry room and add'l separate storage room! Built in dog run in yard for your furry friend. Home is calling!

Listing Presented By:



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