



## Devon Alberta

\$199,900

Welcome to Devon—where small-town charm meets river valley living. This centrally located 4-bedroom on same level home offers excellent value with quick access to highways, amenities, and Devon's scenic trail system. Situated within walking distance to schools, parks, grocery stores, and a beautiful ravine, this property is ideal for first-time buyers, families, or investors. The unique floor plan features a functional two-storey layout with a bright dining area, practical kitchen, and a fully finished basement that includes a rec room, workshop, laundry, and plenty of storage. A separate side entrance offers added flexibility. The enclosed front yard is perfect for pets or a private sitting space, while the rear of the home opens onto a green space with direct access to the river valley trails. Low condo fees make this an affordable opportunity in a prime location. Enjoy the convenience of town living with nature at your doorstep. So what are you waiting for? Come take a peek and fall in love. (id:6769)

Den 3.28 m X 2.57 m

Laundry room 3.51 m X 3.94 m

Living room 6.04 m X 3.31 m

Dining room 3.13 m X 3.62 m

Kitchen 2.97 m X 2.6 m

Primary Bedroom 3.46 m X 3.61 m

Bedroom 2 2.5 m X 2.96 m

Bedroom 3 2.65 m X 4.04 m

Bedroom 4 2.67 m X 3.02 m

Listing Presented By:



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RE/MAX Real Estate

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