



## Devon Alberta

\$648,000

Welcome to 85 River Drive, Devon's most coveted address, set right across from the North Saskatchewan River. For the first time ever offered on MLS, this home has been lovingly cared for by the same family for decades & it shows in every charming detail. Vaulted wood ceilings w/exposed beams, built-in bookcases, desks & basement reading nook create a warm, storybook feel you won't find in today's builds. A separate basement entrance opens up endless possibilities-use the 4th bedroom as an office, nanny or guest suite, transform the workshop into a second kitchen, or run a home business with ease. The large, fully landscaped lot bursts w/perennials & offers an incredible sense of privacy & quiet. Like a retreat in the country. Enjoy peaceful evenings on the deck & the convenience of a double detached garage + space for a trailer. Upgrades over the years incl updated bathrooms & lighting, solid bamboo floor, composite front deck, newer roof (2023), some newer windows, freshly painted & more. A rare opportunity (id:6769)

Bedroom 3 3.56 m X 3.46 m

Bedroom 4 3.32 m X 3.78 m

Games room 3.65 m X 3.46 m

Workshop 4.99 m X 4.48 m

Recreation room 7.33 m X 4.12 m

Living room 7.02 m X 4.74 m

Dining room 3.57 m X 3.39 m

Kitchen 4.66 m X 3.69 m

Family room 4.6 m X 3.87 m

Primary Bedroom 4.19 m X 5.9 m

Bedroom 2 3.58 m X 4.12 m

Listing Presented By:



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MaxWell Devonshire Realty

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