

## \$425,000 - 301 Birchwood Drive, Devon

MLS® #E4454211

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,524 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

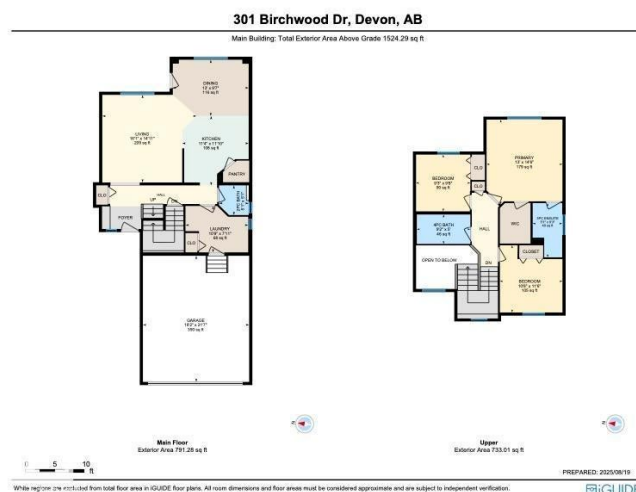
Step into comfort & convenience with this 1500+ sqft 2-storey in Devon's family-friendly Birchwood neighbourhood. Designed for modern living, this home offers 3 bedrooms, 2.5 baths & an open-concept main floor perfect for both daily routines & entertaining. The kitchen shines with loads of workspace, ample storage, & an east-facing dinette where morning coffee feels extra special. The living room is warm & inviting, while main floor laundry, a 2-pc bath, & attached double garage add everyday practicality. Upstairs, the spacious primary suite includes a 3-pc ensuite, joined by 2 more bedrooms & a 4-pc bath. The finished, fully fenced backyard is your private retreat, complete with a stone patio—ideal for summer evenings with family & friends. With a brand-new roof installed prior to possession, you'll enjoy peace of mind for years to come. All this just 15 mins to Edmonton, close to EIA, shopping, schools & Devon's incredible river valley trails. A move-in ready home that truly has it all.

Built in 2004

### Essential Information

MLS® # E4454211

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	301 Birchwood Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2H9

### **Amenities**

Amenities	Closet Organizers, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Robin Baker
Middle	Riverview
High	John Malland

### **Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 92

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Listing information last updated on August 23rd, 2025 at 5:47am MDT