

## \$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

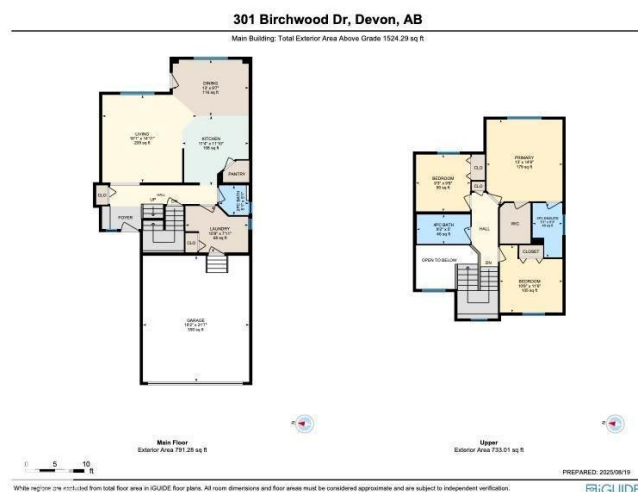
Step into comfort & convenience with this 1500+ sqft 2-storey in Devon's family-friendly Birchwood neighbourhood. Designed for modern living, this home offers 3 bedrooms, 2.5 baths & an open-concept main floor perfect for both daily routines & entertaining. The kitchen shines with loads of workspace, 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 | 2                 |
| Zoning         | Zone 92           |

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Listing information last updated on August 24th, 2025 at 8:17pm MDT