

\$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

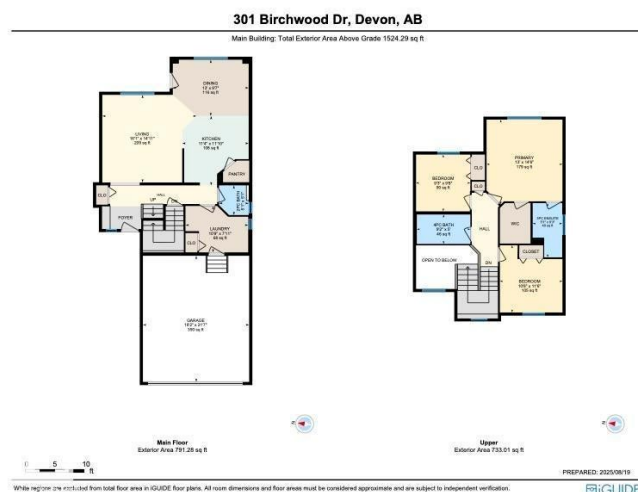
Step into comfort & convenience with this 1500+ sqft 2-storey in Devon's family-friendly Birchwood neighbourhood. Designed for modern living, this home offers 3 bedrooms, 2.5 baths & an open-concept main floor perfect for both daily routines & entertaining. The kitchen shines with loads of workspace, 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	12
Zoning	Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 2:18pm MDT