

## \$400,000 - 25 Highwood Boulevard, Devon

MLS® #E4448578

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,272 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Looking for a fantastic starter home in a great location in Devon? Here's a 2001 2-storey in desirable Highwood, located across the street from the Devon community gardens! At 1272 sq ft, this home offers 3 bedrooms and 1.5 baths with a partly finished basement. Featuring newer appliances and recent 2020 shingles this property is move-in ready. A convenient open-plan main floor layout offers a spacious living room with an unobstructed view of the community gardens. No neighbours across the street also means tons of street parking for hosting! The kitchen features stainless appliances, a corner pantry, and bright dining nook with access to the deck and sunny south-facing yard, perfect for a veggie garden or other backyard enjoyment. A convenient 2pc bath also. Upstairs, the spacious primary features a walk-in closet! Two more bedrooms and a 4pc bath also upstairs. Bsmt is partially finished offering a rec space, potential 4th bedroom/office, and rough-in for 3pc bath. A terrific find in a great community!

Built in 2001

### Essential Information

MLS® # E4448578

Price \$400,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,272
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 Highwood Boulevard
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2E7

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	No Garage

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	8
Zoning	Zone 92

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