

# \$349,900 - 54 Saskatchewan, Devon

MLS® #E4461449

## \$349,900

3 Bedroom, 2.00 Bathroom, 739 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this quaint 3 bedroom 2 bath character home, just a few blocks from the river. Are you a green thumb? This lot is over 8000sqft for your enjoyment, with numerous perennials and a huge garden. With warm finishes through out the main level, enjoy all of the natural light in your south facing living room. The elegant kitchen has plenty of cupboard space and a corner nook to enjoy your morning coffee. Close to Schools, walking trails, the river valley and the Devon Golf club. Recent upgrades include, shingles, HWT, Furnace and the south facing windows.

Built in 1954

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461449               |
| Price          | \$349,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 739                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 54 Saskatchewan |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1E4         |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Fire Pit, Hot Water Natural Gas, No Smoking Home, Patio |
| Parking   | Over Sized, Single Garage Detached                      |

## Interior

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                      |
| Stories      | 2                                                                              |
| Has Basement | Yes                                                                            |
| Basement     | Full, Partially Finished                                                       |

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 92           |

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Listing information last updated on October 18th, 2025 at 9:32am MDT