

## \$319,900 - 40 South Ram Crescent, Devon

MLS® #E4439602

**\$319,900**

2 Bedroom, 1.50 Bathroom, 869 sqft

Single Family on 0.00 Acres

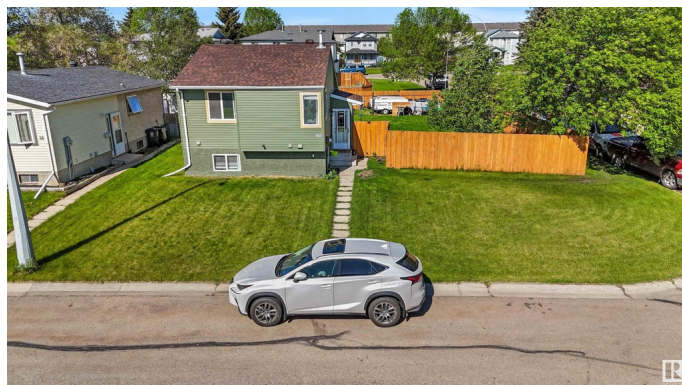
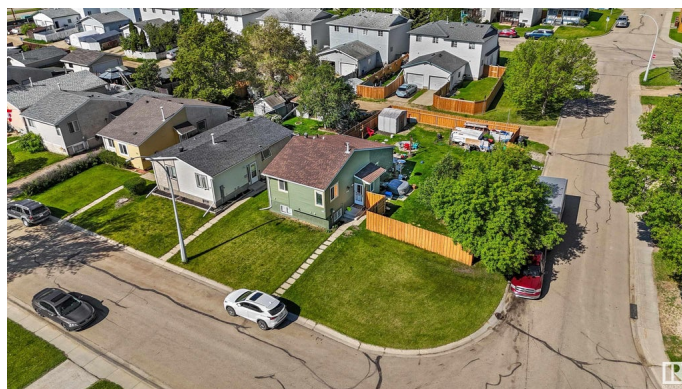
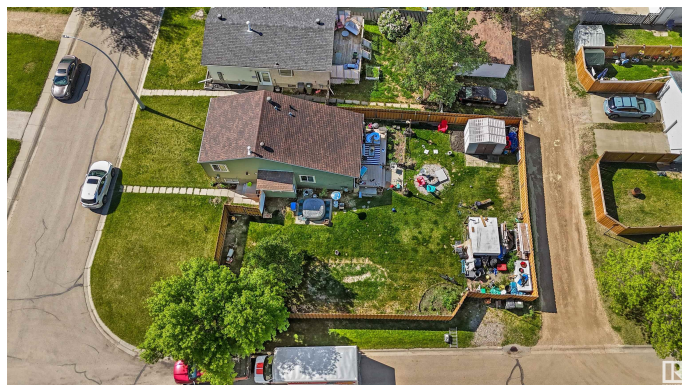
Devon, Devon, AB

Welcome to 40 South Ram Crescent—a well-kept 3-level split located on a quiet crescent in Devon. This home offers a prime location near Holy Spirit School, Southport Common, Devon Hospital, and easy access to Highway 19. Sitting on a large fenced corner lot, there's plenty of room to add a future garage, garden, or additional parking. Inside, the home features updated flooring, modern appliances, and large windows throughout, filling the space with natural light. The top floor offers two bedrooms and a beautifully updated full bathroom. The lower level includes a third bedroom, laundry area with a 2-piece bathroom, and access to a generous crawl space that provides excellent storage. With a functional layout, room to grow, and a great location, this home is perfect for first-time buyers, investors, or anyone looking to get into the Devon market.

Built in 1980

### Essential Information

MLS® #	E4439602
Price	\$319,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	869
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	40 South Ram Crescent
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1V4

### **Amenities**

Amenities	On Street Parking, Crawl Space, Deck
Parking	RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	10

## Zoning

## Zone 92

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Listing information last updated on June 8th, 2025 at 9:47pm MDT