

## \$444,900 - 874 Highwood Boulevard, Devon

MLS® #E4458431

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,336 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

This immaculate 2 storey is perfect for a family. The main floor has a lovely entrance way that leads into the kitchen and living area. The main floor is bright and open. A spacious kitchen with new fridge and stove. The corner fireplace keeps the home warm and inviting. Off the dining area is a south Facing deck which steps down to a stone patio- the yard backs onto a green space including a nice fire pit area to enjoy the cool summer evenings. Main floor laundry. Upstairs, the spacious primary bedroom has both a huge walk-in closet and a great 3-piece ensuite. The other 2 bedrooms are nice size. The basement is developed with a large open family room & lots of storage. House is freshly repainted, refaced kitchen cabinets, countertops and new carpet installed. Garage is heated.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458431  |
| Price          | \$444,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,336     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 874 Highwood Boulevard |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 2G6                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### Exterior

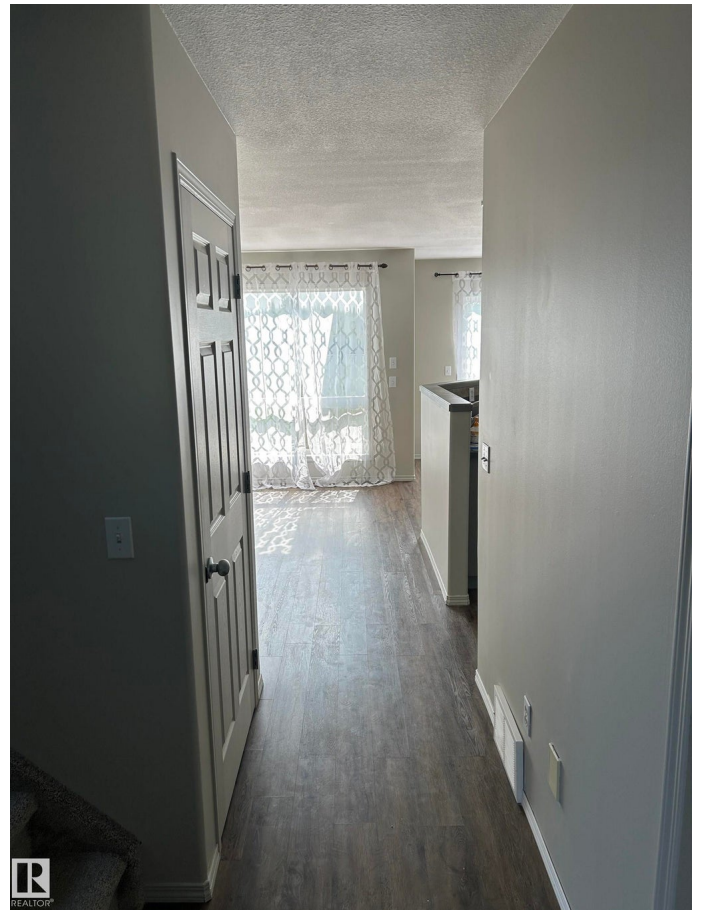
|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                       |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 40                   |

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 October 28th, 2025 at 4:02am MDT