Courtesy Of Jill Jordan Of RE/MAX Real Estate

$309,900 - 197 Birchwood Close, Devon

MLS® #E4459381

$309,900
3 Bedroom, 1.50 Bathroom, 1,034 sqft
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Backing the Ravine! This fully finished 2-storey offers nearly 1,800 sq. ft. of living space in a setting thatâ€™s hard to beat. Step onto the deck & enjoy birdsong & rustling leaves as your daily backdrop. Inside, the main floor features an eat-in kitchen w/corner pantry, rich espresso cabinetry, & a bright living space w/south-facing windows that flood the home with natural light. Upstairs, the primary suite includes a walk-in closet, while two additional bedrooms & a full bath complete the level. The finished lower level adds a large family room w/a cozy gas fireplaceâ€”perfect for winter evenings. Recent updates include fresh paint & new carpet throughout. With 2 energized parking stalls, ample visitor parking, & a quiet cul-de-sac location, this property combines comfort with practicality. Trails leading into Devonâ€™s stunning river valley are just steps away, & commuting is simple with quick access to Leduc, EIA, Nisku, Acheson, & Edmonton. So what are you waiting for? Come take a peek and fall in love.

Built in 2008

Essential Information

MLS® #	E4459381
Price	$309,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,034
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	197 Birchwood Close
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 0A5

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Flat Site, Golf Nearby,

	Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Robina Baker
Middle	Riverview
High	John Malland

Additional Information

Date Listed	September 25th, 2025
Days on Market	32
Zoning	Zone 92
Condo Fee	$300

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