

## \$839,900 - 1 Birchwood Drive, Devon

MLS® #E4450769

**\$839,900**

3 Bedroom, 3.50 Bathroom, 1,556 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Nestled on a rare double corner lot backing onto a tranquil ravine, this Birchwood beauty offers privacy, peace, & plenty of space. With two driveways, a shop, and RV pad, there's room for all your hobbies. Step inside to a stunning 17ft vaulted entry, leading to bright, open concept living, flooded w/ natural light & serene views. Flow through to the dining & kitchen areas - pantry, garbage disposal added offerings - both rooms seamlessly meet with the outdoors. The upper level has 3 bedrooms, including a primary bdrm w/ walk-in closet, 3-pc ensuite, & private deck above the yard. The finished basement adds extra living, bed, and 4-pc bath. New shingles in 2022 add to the value & care of this meticulously maintained home. Entertain outdoors on the spacious deck, covered or open to the sky; cook w/ your NG BBQ or lounge in the hot tub (deck reinforced), all while enjoying a private, lush setting. Shop has 30amp service for RV, LED lighting & WiFi. This home & property - a RARE find - come see for yourself!

Built in 2004

### Essential Information

MLS® #	E4450769
Price	\$839,900
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1 Birchwood Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2H9

### Amenities

Amenities	Deck, Hot Tub, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, R.V. Storage, Workshop, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Golf Nearby, Landscaped, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 92

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