

## \$435,000 - 80 Birchwood Drive, Devon

MLS® #E4457436

### \$435,000

4 Bedroom, 2.50 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to 80 Birchwood Drive. This fully finished 2-storey offers a double detached heated garage, central air conditioning, and many updates. The main floor features an open-concept layout with a cozy front living room and a spacious kitchen/dining area overlooking the backyard. A half bath completes the main level. Upstairs includes the primary bedroom with walk-in closet, two additional bedrooms, and a full bathroom. The finished basement (2016) adds a family room, bedroom, 3-piece bath, laundry, and central vac. Recent updates include hot water tank (2018), new cement walks (2018), shingles on house/garage (2019), LVP flooring and paint (2020), furnace motor (2021), decorative gates (2022), and furnace circuit board (2023). Appliances are less than 5 years old, two sheds are included, and this is a non-smoking home. A well-kept property with space, upgrades, and a heated garage. Convenient access to the ravine and to highway 19.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457436  |
| Price     | \$435,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 80 Birchwood Drive |
| Area        | Devon              |
| Subdivision | Devon              |
| City        | Devon              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9G 2J1            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Stories      | 3                                                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                                                |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Fenced, Landscaped |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

Date Listed September 12th, 2025

Days on Market 7

Zoning Zone 92

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Listing information last updated on September 19th, 2025 at 1:02am MDT