

\$575,000 - 56 Brazeau Drive, Devon

MLS® #E4457569

\$575,000

3 Bedroom, 2.00 Bathroom, 1,075 sqft
Single Family on 0.00 Acres

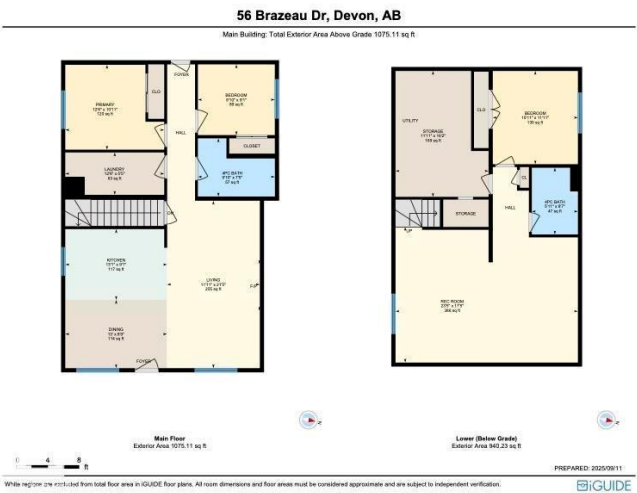
Devon, Devon, AB

If you’ve been dreaming of a home that offers modern finishes without the upkeep of something too big, this brand-new bungalow may be exactly what you’ve been waiting for. With 1,100 sq ft on the main floor + a finished basement, it provides the right amount of space in a layout that makes everyday living simple & comfortable. Inside, you’ll find 2+1 bedrooms, 2 full baths, main floor laundry, & a bright open design that’s easy to move around in. The kitchen is thoughtfully finished w/quartz counters & a granite sink, & both the front and back decks give you a perfect spot for morning coffee or evening sunsets. The west-facing backyard is perfect for you to create your own private oasis, while the double garage & alley access provide practical convenience & RV parking. With its finished basement & plenty of storage, you’ll never feel short on space. Devon offers the best of both worlds: small-town charm with the river valley & walking trails at your doorstep, yet only minutes to Edmonton, Leduc, & EIA

Built in 2023

Essential Information

MLS® #	E4457569
Price	\$575,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	56 Brazeau Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1M2

Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, RV Parking

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
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, Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, 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 12th, 2025
Days on Market	6
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 September 18th, 2025 at 5:47am MDT