

## \$455,500 - 806 Highwood Boulevard, Devon

MLS® #E4448897

### \$455,500

3 Bedroom, 3.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

For more information, please click on "View Listing on Realtor Website". A two-story residence featuring an attached double garage. The home comprises three bedrooms, including a master suite with a three-piece ensuite and walk-in closet. It offers four bathrooms and a fully finished basement. The property backs onto a greenbelt with walking paths. The backyard boasts a two-tier composite deck and a newly constructed fence. The open-concept kitchen is equipped with a granite stone sink and a garbage disposal unit. Central vacuum is installed throughout the entire house. Marble flooring is present on the main floor, while the living room and upstairs features engineered laminate. There is a main floor laundry room. The property was built in 2002 and has been owned by the original owners.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448897  |
| Price          | \$455,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,457     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 806 Highwood Boulevard |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 2G6                |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, Television Connection, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                                                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Boating, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Race Track, Recreation Use, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                     |

Construction Wood, Asphalt, Vinyl  
Foundation Concrete Perimeter

School Information

Elementary Robina Baker  
Middle Riverview Middle  
High John Maland

Additional Information

Date Listed July 21st, 2025  
Days on Market 22  
Zoning Zone 92



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