

\$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	5
Zoning	Zone 92

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Listing information last updated on August 6th, 2025 at 1:32am MDT