

\$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 1

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 13th, 2025 at 12:32am MDT