

## \$309,900 - 197 Birchwood Close, Devon

MLS® #E4459381

**\$309,900**

3 Bedroom, 1.50 Bathroom, 1,034 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

Backing the Ravine! This fully finished 2-storey offers nearly 1,800 sq. ft. of living space in a setting that's hard to beat. Step onto the deck & enjoy birdsong & rustling leaves as your daily backdrop. Inside, the main floor features an eat-in kitchen w/corner pantry, rich espresso cabinetry, & a bright living space w/south-facing windows that flood the home with natural light. Upstairs, the primary suite includes a walk-in closet, while two additional bedrooms & a full bath complete the level. The finished lower level adds a large family room w/a cozy gas fireplace—perfect for winter evenings. Recent updates include fresh paint & new carpet throughout. With 2 energized parking stalls, ample visitor parking, & a quiet cul-de-sac location, this property combines comfort with practicality. Trails leading into Devon's stunning river valley are just steps away, & commuting is simple with quick access to Leduc, EIA, Nisku, Acheson, & Edmonton. So what are you waiting for? Come take a peek and fall in love.

Built in 2008

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4459381  |
| Price    | \$309,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,034             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 197 Birchwood Close |
| Area        | Devon               |
| Subdivision | Devon               |
| City        | Devon               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9G 0A5             |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | 2 Outdoor Stalls                                                                                                                     |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| 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, Backs Onto Park/Trees, Flat Site, Golf Nearby, |

Landscaped, No Back Lane, No Through Road, Not Fenced, Playground  
Nearby, 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 25th, 2025 |
| Days on Market | 21                   |
| Zoning         | Zone 92              |
| Condo Fee      | \$300                |

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 October 16th, 2025 at 5:48pm MDT