

## \$299,500 - 125 Birchwood Close, Devon

MLS® #E4429289

**\$299,500**

3 Bedroom, 1.50 Bathroom, 1,161 sqft  
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

First time buyers delight! Tucked away on a quiet cul-de-sac with absolutely no traffic this townhome is the perfect way to get into the housing market. From the moment you enter the spacious home you'll be impressed with the spotless condition. The bright living area flooded with lots of natural light, the eat in kitchen is an inspiring chefs dream with tons of countertops to work on & ample storage w/CORNER PANTRY & tons of rich coloured cabinets. Upstairs features a generous principal suite w/walk in closet, 2 additional good sized kids room & a spacious main bath. The basement allows for the family to gather for movie nights around the GAS FIREPLACE.

2 powered parking stalls directly outside the front door & a sunny SOUTH FACING PATIO help you enjoy in those warm summer evenings. FRESH PAINT & NEW CARPET make this a completely turn key home. So what are you waiting for? Come take a peek & fall in love. \*Virtually Staged\*

Built in 2008

### Essential Information

MLS® #	E4429289
Price	\$299,500
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,161
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	125 Birchwood Close
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 0A5

### **Amenities**

Amenities	Parking-Visitor
Parking Spaces	2
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Robina Baker
Middle	Riverview
High	John Malland

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	30
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 May 5th, 2025 at 5:17pm MDT