

## \$415,000 - 33 Highwood Boulevard, Devon

MLS® #E4440167

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

For more information, please click on "View Listing on Realtor Website". Charming 3 bedroom home in sought after Highwood area.

Enjoy morning coffee on the new concrete patio and afternoon bbq's with sunny southern exposure most of the day. The bright kitchen offers lots of light through large south facing windows in the dining area. Very open floor plan on the main. This home offers 2 bedrooms up and 1 down, 3 bathrooms on a nice size lot with back alley access to parking area. The master bedroom is able to accommodate large furniture with the bath offering a big soaker tub and shower. Extensive upgrades all completed within the last 4 years including finished basement, all new flooring, paint throughout, window coverings, all high-end appliances, roof and upgraded landscaping. Immaculately clean and move in ready. Feel proud to call this your home!



Built in 2002

### Essential Information

MLS® #	E4440167
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,289
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	33 Highwood Boulevard
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2E7

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Low Flw/Dual Flush Toilet, Parking-Extra, Patio, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Parking	No Garage

### Interior

Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer - Energy Star, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Fiberglass

Construction	Wood, Asphalt
Foundation	Concrete Perimeter

### School Information

Elementary	Robina Baker
Middle	Riverview
High	John Malland

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	13
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 June 16th, 2025 at 10:02am MDT