

Courtesy Of Jill Jordan Of RE/MAX Real Estate

## \$325,000 - 54 Pipestone Drive, Devon

MLS® #E4447232

**\$325,000**

3 Bedroom, 2.00 Bathroom, 873 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

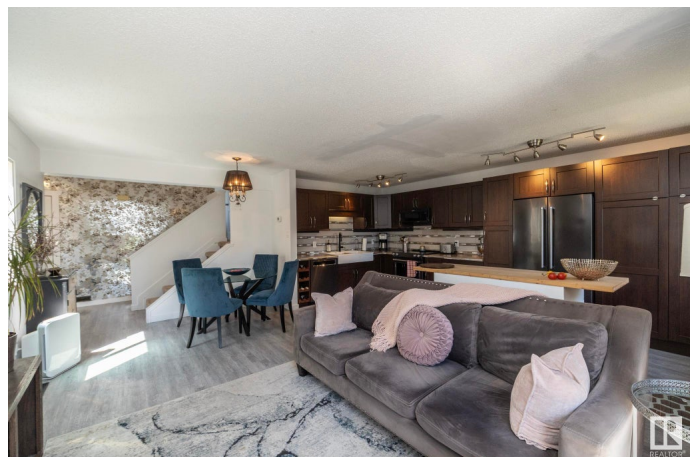
Come home to comfort & style in this beautifully renovated 3-level split in Devon. The bright kitchen is the heart of the home, featuring sprawling countertops, an island for casual dining, tons of storage & stainless appliances. Modern, durable flooring flows throughout the wide open living spaces. The lower level offers a huge 3rd bedroom or a cozy family room—perfect for movie nights & your 80” TV. Enjoy the private outdoor oasis w/new privacy fencing—ideal for backyard BBQs, kids & pets to play, or simply relaxing in the sunshine. Updates include a rebuilt furnace, newer shingles, windows & eaves, offering peace of mind for years to come. Perfectly located close to schools, parks & shopping, w/quick access to EIA, Edmonton, Nisku & Acheson. Just 20 mins to Costco & Walmart. Devon is perched above the North Saskatchewan River, where scenic trails & river valley views invite you to enjoy the outdoors year-round. A move-in ready home in a welcoming small-town community! Come take a peek & fall in love.

Built in 1978

### Essential Information

MLS® # E4447232

Price \$325,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	54 Pipestone Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1T3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Crawl Space, Detectors Smoke, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Airport Nearby, Fenced, No Back Lane, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Robina Baker
Middle	Riverview
High	John Malland

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
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 July 13th, 2025 at 4:17am MDT