

## \$468,500 - 806 Highwood Boulevard, Devon

MLS® #E4448897

**\$468,500**

3 Bedroom, 3.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

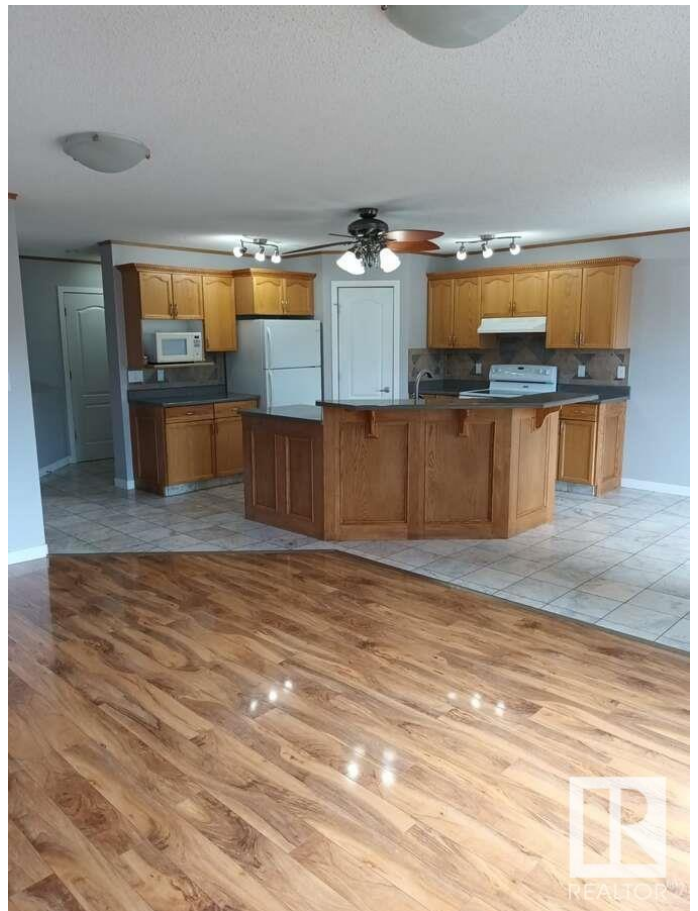
Devon, Devon, AB

For more information, please click on "View Listing on Realtor Website". A two-story residence featuring an attached double garage. The home comprises three bedrooms, including a master suite with a three-piece ensuite and walk-in closet. It offers four bathrooms and a fully finished basement. The property backs onto a greenbelt with walking paths. The backyard boasts a two-tier composite deck and a newly constructed fence. The open-concept kitchen is equipped with a granite stone sink and a garbage disposal unit. Central vacuum is installed throughout the entire house. Marble flooring is present on the main floor, while the living room and upstairs features engineered laminate. There is a main floor laundry room. The property was built in 2002 and has been owned by the original owners.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448897  |
| Price          | \$468,500 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,457     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2002                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 806 Highwood Boulevard |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 2G6                |

### Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, Television Connection, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer - Energy Star |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                          |
| Stories           | 3                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                                                                                                                                                 |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Boating, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Race Track, Recreation Use, Schools, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                     |

|              |                      |
|--------------|----------------------|
| Construction | Wood, Asphalt, Vinyl |
| Foundation   | Concrete Perimeter   |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Robina Baker     |
| Middle     | Riverview Middle |
| High       | John Maland      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 17              |
| 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 August 7th, 2025 at 11:18am MDT