

\$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 | 14 |
| 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 April 19th, 2025 at 5:17am MDT