

# \$397,500 - 846 Highwood Boulevard, Devon

MLS® #E4453972

**\$397,500**

2 Bedroom, 2.50 Bathroom, 1,084 sqft  
Single Family on 0.00 Acres

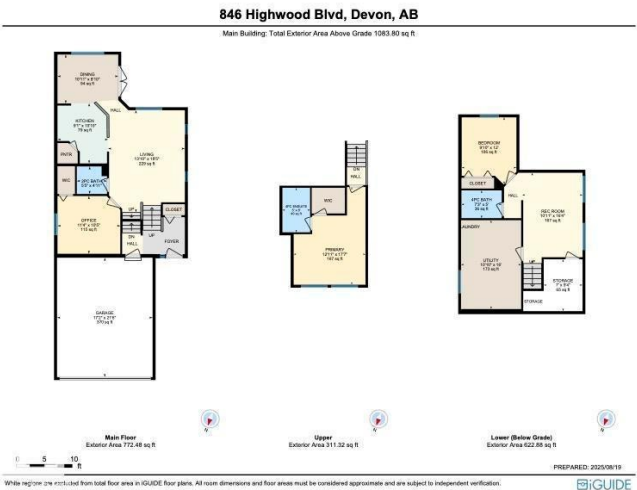
Devon, Devon, AB

Backing Green Space! Welcome to this bright bi-level home in Highwood, backing onto a greenbelt with direct access to Devon’s beautiful trail system—perfect for morning walks through town or down into the river valley. The main floor blends comfort & function with a sun-filled great room, vaulted ceilings & south-facing windows. The kitchen features natural maple cabinets, hardwood floors, a corner pantry & an island with eating bar. A bedroom & powder room complete this level. Just a few steps up, the spacious primary suite offers a walk-in closet & 4pc ensuite with soaker tub. The finished lower level adds a cozy family room, 3rd bedroom & laundry/storage. Outside, enjoy the privacy of a yard backing green space—your own quiet retreat. With central A/C & a new roof, this home is move-in ready. Convenient location close to schools, shopping & quick commutes to Edmonton, Leduc & EIA. So what are you waiting for? Come take a peek and fall in love.

Built in 2002

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453972  |
| Price     | \$397,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,084                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 846 Highwood Boulevard |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1T6                |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                      |
| Parking        | Double Garage Attached, Heated                                                                                         |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |

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

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 92           |

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Listing information last updated on August 27th, 2025 at 10:32pm MDT