

## \$474,999 - 710 Kananaskis Drive, Devon

MLS® #E4428942

**\$474,999**

5 Bedroom, 2.50 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to Devon, small-town charm living while remaining close enough to the city for commuting, and shopping needs! This beautifully maintained bi-level home offers the perfect balance of comfort and functionality! 5 bedrooms and 2250 square feet of thoughtfully designed living space for any family! The upper floors feature 3 comfortable bedrooms, while the fully developed basement provides 2 additional bedrooms for family or guests. The kitchen showcases modern stainless steel appliances, including a gas range for the home chef. Step outside to enjoy the recently rebuilt south-facing deck—perfect for soaking up sunshine and outdoor entertaining. Deck has shed built under it. The double attached heated garage provides year-round convenience and protection for your vehicles. Devon's natural beauty surrounds you with over 14 km of walking paths, including trails along the North Saskatchewan River. With numerous updates throughout, this move-in ready home offers both comfort and value!

Built in 2004

### Essential Information

MLS® # E4428942

Price \$474,999

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	710 Kananaskis Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2G8

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
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	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 3rd, 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 April 20th, 2025 at 6:02am MDT