

## \$430,000 - 778 Highwood Boulevard, Devon

MLS® #E4457660

**\$430,000**

3 Bedroom, 2.50 Bathroom, 1,516 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this charming 1,500+ sq ft two-story home, ideally situated just steps from scenic walking trails, parks, and the North Saskatchewan River. Enjoy the tranquility of small-town living with the convenience of an easy commute to the city. This home features a bright, open-concept main floor with a spacious living and dining area, perfect for entertaining or family gatherings. The kitchen offers great flow and functionality, while the main floor laundry and convenient 2-piece bath add to the practicality of this layout. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a private 3-piece ensuite, and a 4-piece main bathroom to accommodate the rest of the family. The partially finished basement offers additional living space ready for your personal touch—ideal for a rec room, office, or guest area. Recent updates include a new furnace, hot water tank, Washer, Dryer and central air conditioning, ensuring year-round comfort and peace of mind.

Built in 2002

### Essential Information

MLS® #	E4457660
Price	\$430,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,516
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	778 Highwood Boulevard
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2G6

### Amenities

Amenities	Air Conditioner, Deck, Gazebo
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 13th, 2025
Days on Market	1
Zoning	Zone 92

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Listing information last updated on September 14th, 2025 at 10:17am MDT