

## \$289,900 - 501 Kananaskis Drive, Devon

MLS® #E4445200

**\$289,900**

3 Bedroom, 1.50 Bathroom, 809 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

This well kept Home Shows off its Pride of Ownership Inside and Out! Enter the home to the Foyer that has access to the single attached garage. Up to the main floor is the open Living Room, Kitchen, and Dining area along with a 2 piece bathroom. Down Stairs you will find Three Bedrooms including the Primary that is connected to the 4 piece bathroom. A Utility/Laundry room concludes the lower level. A New Deck located out the patio door takes you to the fully fenced, well manicured back yard with a storage shed. Ready to move in with no work needed as the Shingles on the home were replaced in 2020.

Built in 2000

### Essential Information

MLS® #	E4445200
Price	\$289,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	809
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Half Duplex



Style	Bi-Level
Status	Active

### Community Information

Address	501 Kananaskis Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2C8

### Amenities

Amenities	Deck, Parking-Extra
Parking	Front Drive Access, Insulated, Parking Pad Cement/Paved, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, 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	July 1st, 2025
Days on Market	1

## 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 July 2nd, 2025 at 9:02pm MDT