

\$314,900 - 193 Birchwood Close, Devon

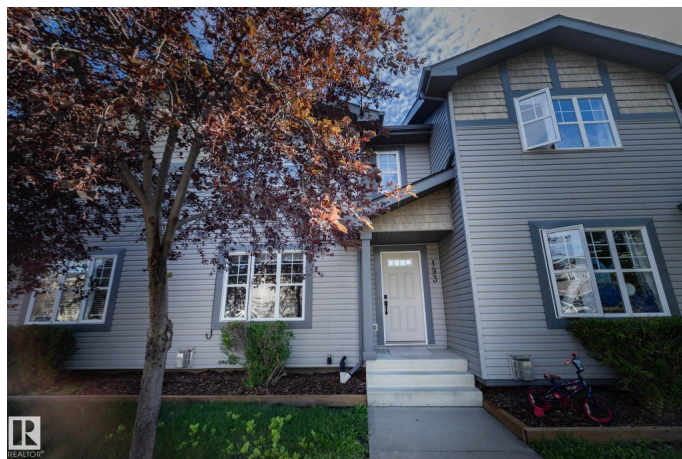
MLS® #E4453334

\$314,900

4 Bedroom, 2.50 Bathroom, 1,160 sqft
Condo / Townhouse on 0.00 Acres

Devon, Devon, AB

BACKING THE RAVINE in Birchwood, this fully finished 2-storey offers nearly 1800 sqft of living space in a location that's hard to beat. Step out onto the deck & enjoy the sounds of nature with birdsong & rustling leaves as your backdrop. Inside you'll find 3+1 bdrms, 2.5 baths, an eat-in kitchen w/corner pantry & rich cabinetry and a living space that gets flooded with sun from the south facing windows. The primary suite includes a W/I closet, while the fully finished lower level offers large living space w/a cozy gas fireplace—perfect for winter evenings. Recent improvements include all new carpet and fresh paint. With 2 energized parking stalls, ample visitor parking & a quiet cul-de-sac setting, this home checks the boxes for comfort & practicality. Trails leading into Devon's stunning river valley are just steps away, and commuting is easy with quick access to Leduc, EIA, Nisku, Acheson & Edmonton. A rare chance to own a ravine-backing property at an affordable price—move-in ready & waiting for you!



193 Birchwood Cl, Devon, AB

Main Building: Total Exterior Area Above Grade: 1270.56 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2025/08/12

GUIDE

Built in 2008

Essential Information

MLS® # E4453334

Price \$314,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	193 Birchwood Close
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 0A5

Amenities

Amenities	Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, 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	Airport Nearby, Backs Onto Park/Trees, Environmental Reserve, Flat

Site, Golf Nearby, Landscaped, No Through Road, Not Fenced, Park/Reserve, Playground Nearby, Ravine View, 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 16th, 2025
Days on Market	1
Zoning	Zone 92
Condo Fee	\$300

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Listing information last updated on August 17th, 2025 at 7:17am MDT