

## \$455,500 - 806 Highwood Boulevard, Devon

MLS® #E4448897

### \$455,500

3 Bedroom, 3.50 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

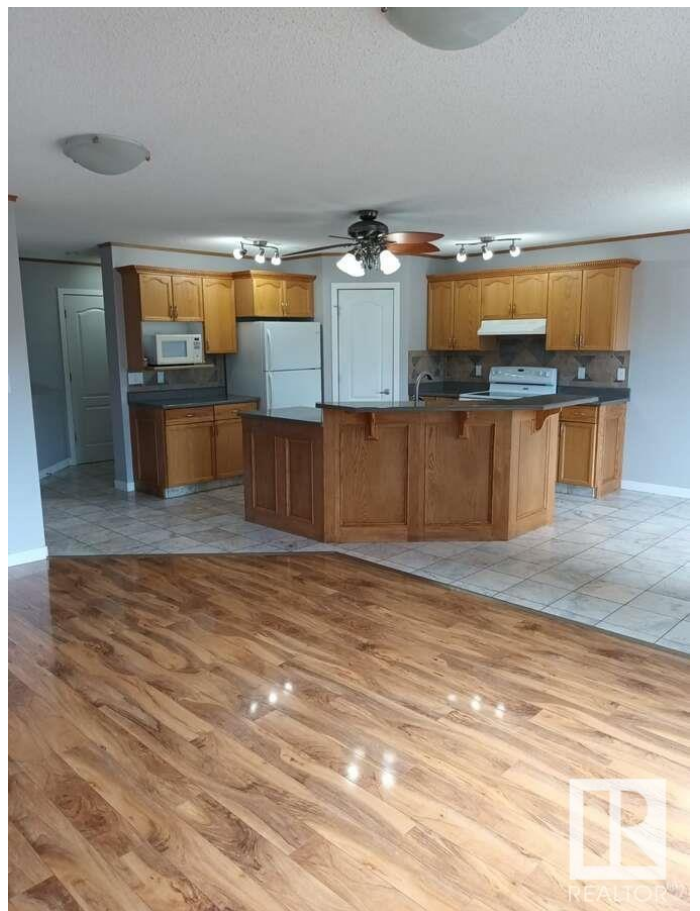
Devon, Devon, AB

For more information, please click on "View Listing on Realtor Website". A two-story residence featuring an attached double garage. The home comprises three bedrooms, including a master suite with a three-piece ensuite and walk-in closet. It offers four bathrooms and a fully finished basement. The property backs onto a greenbelt with walking paths. The backyard boasts a two-tier composite deck and a newly constructed fence. The open-concept kitchen is equipped with a granite stone sink and a garbage disposal unit. Central vacuum is installed throughout the entire house. Marble flooring is present on the main floor, while the living room and upstairs features engineered laminate. There is a main floor laundry room. The property was built in 2002 and has been owned by the original owners.

Built in 2002

### Essential Information

MLS® #	E4448897
Price	\$455,500
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,457



Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	806 Highwood Boulevard
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2G6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, Television Connection, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Countertop Gas, Vacuum Systems, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Boating, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Race Track, Recreation Use, Schools, Ski Hill Nearby
Roof	Asphalt Shingles

Construction Wood, Asphalt, Vinyl  
Foundation Concrete Perimeter

### School Information

Elementary Robina Baker  
Middle Riverview Middle  
High John Maland

### Additional Information

Date Listed July 21st, 2025  
Days on Market 36  
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 August 26th, 2025 at 2:02pm MDT