

## \$324,999 - 529 Kananaskis Drive, Devon

MLS® #E4452539

**\$324,999**

2 Bedroom, 2.00 Bathroom, 813 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this turnkey half duplex in the quiet town of Devon, nestled in the desirable Highwood community. Perfect for a new family, this fully landscaped home features 2 bedrooms, 2 bathrooms, a versatile den, and a single garage. Recently upgraded throughout, enjoy brand new flooring, shingles, a refreshed and painted deck, and updated appliances—including the fridge, stove, dishwasher, and hot water tank. Move in with peace of mind knowing the major work is done. This home offers comfort, convenience, and the tranquility of a mature neighbourhood. Close to all amenities including parks, walking trails and all the major conveniences the beautiful town of Devon has to offer. Welcome Home!

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452539  |
| Price          | \$324,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 813       |
| Acres          | 0.00      |
| Year Built     | 2000      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | Bi-Level      |
| Status   | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 529 Kananaskis Drive |
| Area        | Devon                |
| Subdivision | Devon                |
| City        | Devon                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9G 2C8              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 3                                     |
| Parking        | Single Garage Attached                |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 92           |

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