

## \$314,900 - 193 Birchwood Close, Devon

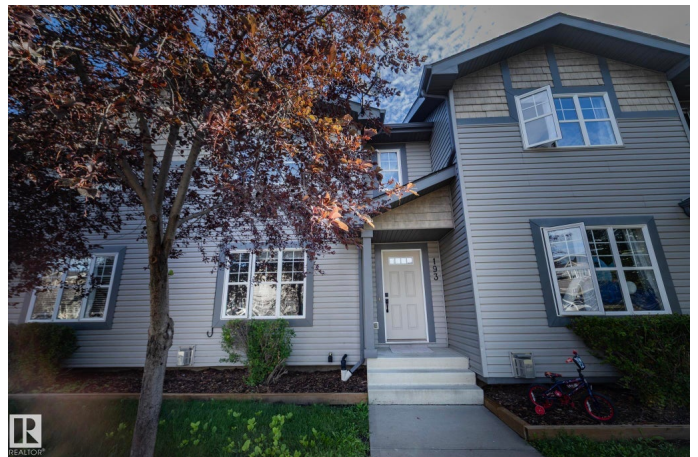
MLS® #E4453334

**\$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 | 7                 |
| Zoning         | Zone 92           |
| Condo Fee      | \$300             |

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Listing information last updated on August 23rd, 2025 at 10:17am MDT