

\$397,500 - 846 Highwood Boulevard, Devon

MLS® #E4453972

\$397,500

2 Bedroom, 2.50 Bathroom, 1,084 sqft
Single Family on 0.00 Acres

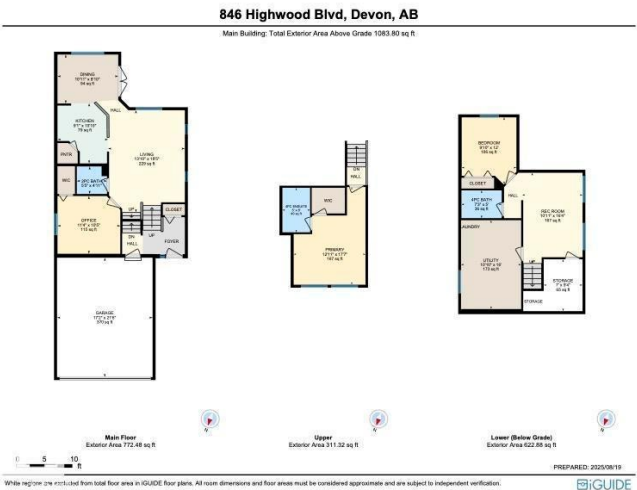
Devon, Devon, AB

Backing Green Space! Welcome to this bright bi-level home in Highwood, backing onto a greenbelt with direct access to Devon’s beautiful trail system—perfect for morning walks through town or down into the river valley. The main floor blends comfort & function with a sun-filled great room, vaulted ceilings & south-facing windows. The kitchen features natural maple cabinets, hardwood floors, a corner pantry & an island with eating bar. A bedroom & powder room complete this level. Just a few steps up, the spacious primary suite offers a walk-in closet & 4pc ensuite with soaker tub. The finished lower level adds a cozy family room, 3rd bedroom & laundry/storage. Outside, enjoy the privacy of a yard backing green space—your own quiet retreat. With central A/C & a new roof, this home is move-in ready. Convenient location close to schools, shopping & quick commutes to Edmonton, Leduc & EIA. So what are you waiting for? Come take a peek and fall in love.

Built in 2002

Essential Information

MLS® #	E4453972
Price	\$397,500
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,084
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	846 Highwood Boulevard
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1T6

Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, 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 21st, 2025
Days on Market	2
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 23rd, 2025 at 6:32am MDT