

Courtesy of Cynthia Cherie of Local Real Estate

## **\$299,000 - 28 Saskatchewan Avenue, Devon**

MLS® #E4176783

### **\$299,000**

4 Bedroom, 2.00 Bathroom, 1,175 sqft  
Single Family on 0 Acres

Devon, Devon, AB

Classic Beauty! This excellent family home has been lovingly maintained by one family since 1962. They raised their children here, operated their businesses here, grew with the community here. They don't make them like this anymore! This is a very solid home. You'll love the bright airy kitchen w/ cozy breakfast nook & large front living & dining rooms that still have beautiful covered plaster ceilings, chandelier medallions, mahogany wood trim & cozy fireplace. 3 good sized bedrooms & large 4 piece bath complete main level. Downstairs you'll find a rec room (was used as office for many years), large family room, 4th bedroom, plus lots of storage, utility room, large laundry room, half bath & Large Windows. Central A/C. NEW Washer/Dryer included . New Dual Flush Toilets in both bathrooms. Newer HWT. New Shingles on both house & garage. Garage is Heated, over-sized double tandem. Lots of room for RV & additional vehicle parking out back. w/in walking distance to downtown, parks, schools & river valley.



Built in 1957

### **Essential Information**

MLS® #	E4176783
Price	\$299,000
Bedrooms	4

Bedrooms Above Grade	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Has Ensuite	N
Square Footage	1,175
Acres	0.19
Year Built	1957
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	Bungalow

### Community Information

Address	28 Saskatchewan Avenue
Area	Devon
Community	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1Y4

### Amenities

Features	Hot Water Natural Gas, Low Flow/Dual Flush Toilets
Parking Spaces	4
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, Back Lane
Parking	Heated, Double Garage Detached, Insulated, Rear Drive Access, RV Parking
# Garage Parking Spaces	2
Garages	14.55x4.15

### Interior

Flooring	Carpet, Hardwood, Linoleum
Goods Included	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Freezer
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes
Fireplaces	Mantel, See Remarks, Wood, Brick Facing
# of Stories	2

## Exterior

Exterior	Vinyl, Brick
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## Additional Information

Zoning	R1
Lot Shape	Rectangular
Front Exposure	South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on December 12th, 2019 at 6:01pm CST