

\$450,000 - 11 Clearwater Crescent, Devon

MLS® #E4439195

\$450,000

4 Bedroom, 2.00 Bathroom, 1,295 sqft
Single Family on 0.00 Acres

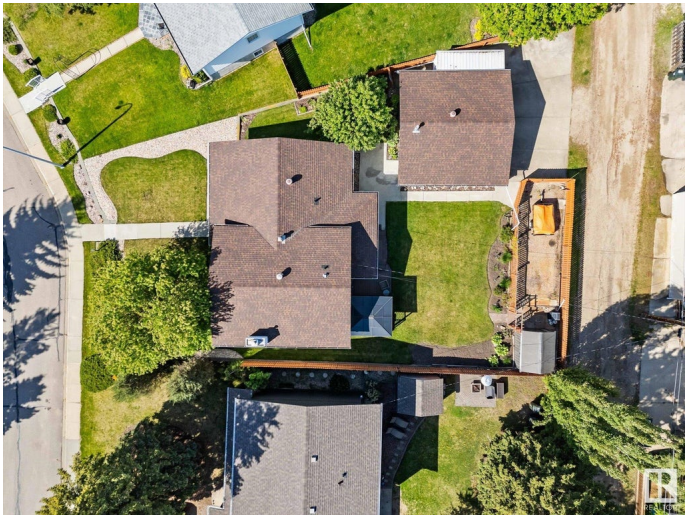
Devon, Devon, AB

Nestled in one of Devon’s most desirable locations, this lovingly maintained 4-level split is a rare find—just one block from the river and close to schools, parks, and amenities. Built in 1971 and cared for by the original owners, this spacious home sits on a large pie-shaped lot with fenced RV parking. The main floor offers a bright living room, formal dining area, and a custom kitchen with a cozy nook. Upstairs are three bedrooms and a 4-piece bath. The lower level features a family room with gas fireplace and built-ins, a 4th bedroom, and a second bath—great for guests or teens. The basement includes a craft space, large laundry room with storage, and a cold room/wine cellar. The oversized heated garage includes a dust collection system—perfect for hobbyists. Updates: windows (1998), shingles (2014), TREX deck (2013), and furnace (2024). With space, charm, and unbeatable location, this is a perfect place for your next chapter.

Built in 1971

Essential Information

MLS® #	E4439195
Price	\$450,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,295
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11 Clearwater Crescent
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1C8

Amenities

Amenities	Gazebo, R.V. Storage, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed May 28th, 2025
Days on Market 5
Zoning Zone 92

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Listing information last updated on June 2nd, 2025 at 2:47am MDT