

## \$399,000 - 49 Brazeau Drive, Devon

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MLS® #E4439732

**\$399,000**

4 Bedroom, 2.00 Bathroom, 1,031 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Nestled on one of Devon's favorite tree-lined streets, this super charming 4 bed, 2 bath bungalow won't last long! It offers fantastic curb appeal, a fully finished basement, AC, and a MASSIVE, HEATED dbl detached garage (25.4 x 23.5!) - perfect for projects, toys, or storage. The shingles and windows have been updated, and the home is move-in ready with various updates over time. Or you can do renos to personalize to your style. The lot is a GEM - spacious with patio, garden, green space, shed and parking! With Riverview Middle and John Maland High just steps away, kids can get to school, parks, tennis, soccer fields easily. Enjoy peaceful evening strolls in the river valley, it's close too! Don't wait or you'll miss out!



Built in 1974

### Essential Information

MLS® #	E4439732
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	1974

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49 Brazeau Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1M3

### Amenities

Amenities	Air Conditioner, Patio, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 31st, 2025
Days on Market	12
Zoning	Zone 92

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Listing information last updated on June 12th, 2025 at 3:33pm MDT