

## \$299,000 - 5 Peace River Drive, Devon

MLS® #E4447895

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Fantastic Opportunity In A Highly Sought-After Location Just Steps Away From a 4.8Km Walkway By The River. This 1,162 Sq. Ft. Bungalow Needs Complete Renovations Up & Down Which Offers A Clean Slate For A Complete Remodel. While The Exterior And Oversized Detached Garage Require Attention, The Exceptional Location Makes This A Valuable Investment. Don't Miss Out On This Opportunity!!!

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447895               |
| Price          | \$299,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 2                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 5 Peace River Drive |
| Area        | Devon               |
| Subdivision | Devon               |
| City        | Devon               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9G 1N3             |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, See Remarks         |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                 |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 15th, 2025 |
| Days on Market  | 16              |
| Zoning          | Zone 92         |
| RE / Bank Owned | Yes             |

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 July 31st, 2025 at 3:17am MDT