

## \$400,000 - 43 St. Lawrence Avenue, Devon

MLS® #E4424793

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,558 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

This immaculate and well maintained original owner home sits along the quiet and mature tree lined streets on a massive lot in Devon just 20 mins west of Edmonton. All amenities available in this community including schools, cafes, shopping, golf and walking trails along the river. The original house saw an awesome addition put on in 1986 that created a bungalow foot print of just under 1600sft on the main floor including 2 bedrooms, 4pce bath, massive living room with soaring vaulted ceilings, pine covered walls and a woodburning stove. Huge bright kitchen with large, south facing windows has a second prep/bar area with sink and bar fridge. Large den, family room with carpet, pantry and 3pce bath can be found in the basement. The almost double lot size encompasses a tandem double car port that leads to an outdoor covered living space. The double detached garage measures at 26x25. There is a storage shed that can house all your garden tools for the beautiful perennial beds in the south facing backyard.

Built in 1956

### Essential Information

MLS® # E4424793

Price \$400,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,558                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 43 St. Lawrence Avenue |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 1L4                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Wet Bar |
| Parking Spaces | 7   |
| Parking        | Double Garage Detached, Over Sized  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Woodstove  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 92         |

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Listing information last updated on March 14th, 2025 at 4:02am MDT