

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$799,000 - 248 Ravine Drive, Devon

MLS® #E4460154

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

WALKOUT | TRIPLE HEATED GARAGE | BASEMENT BAR | BACKS GREENSPACE | NEW FLOORING AND NEW PAINT! This custom-built bungalow with loft is the perfect blend of luxury and function. The main floor impresses with soaring 18'™ ceilings, a wall of windows with electric blinds, and a stone-facing wood-burning fireplace that can heat the entire main floor. Custom LVP flooring, granite counters, wood staircases, a bar cabinet in the loft, walk-through pantry, office, and a spa-inspired primary suite with Travertine tile, jetted tub, and granite vanity complete the space. The walkout basement features in-floor heating, gas fireplace, wet bar, new flooring, 2 bedrooms, and a bath. Exterior highlights include acrylic stucco, no-maintenance decks with glass railings, gas BBQ hookups, custom blinds, and a west-facing yard backing greenspace and a city rink in winter. Added bonuses: A/C, on-demand hot water, upgraded appliances, and more. Minutes to the airport or quick access to Edmonton!

Built in 2011

### Essential Information

MLS® # E4460154

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,227                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 248 Ravine Drive |
| Area        | Devon            |
| Subdivision | Devon            |
| City        | Devon            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9G 0A3          |

### Amenities

|                |                                                                                                                                                                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                                                                                                                                                                                                                      |
| Parking        | Triple Garage Attached                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | Mantel                                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stucco

Exterior Features      Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Shopping Nearby, Sloping Lot

Roof                              Asphalt Shingles

Construction              Wood, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 30th, 2025

Days on Market        4

Zoning                        Zone 92

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Listing information last updated on October 3rd, 2025 at 10:02pm MDT