

Courtesy Of Wally Karout Of Royal LePage Arteam Realty

# \$329,998 - 178 South Ravine Drive, Devon

MLS® #E4424788

**\$329,998**

2 Bedroom, 2.50 Bathroom, 1,018 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

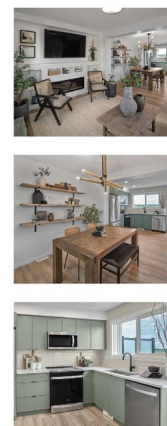
\*\*\* UNDER CONSTRUCTION \*\*\* Welcome to the all new "Hazel" Built by the award winning StreetSide Developments and located in the heart of the Ravines of Devon. The Hazel has a beautiful large open concept living area with a nice L shaped kitchen perfect for entertaining and large gatherings, the main floor is complete with a 2 piece powder room. The upper level has 2 primary bedrooms each with its own ensuite and a laundry room. This brand new town home also has a Double tandem attached garage and comes with full landscaping and a fenced off yard. \*\*\*\* This home is under construction and will be complete this late summer/ early fall of 2025

\*\*\*



## HAZEL

1018 sq. ft. | 2 bedrooms + 2.5 bathrooms



Dimensions as shown are approximations only and may change without notice. Architectural requirements may alter site elevation and window placement on site. L.S.G.E. January 2025

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424788  |
| Price          | \$329,998 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,018     |
| Acres          | 0.00      |
| Year Built     | 2025      |

|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 178 South Ravine Drive |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 0M7                |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Tandem |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                          |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 92         |

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 April 7th, 2025 at 4:47am MDT