

## \$469,900 - 90 Highwood Bay, Devon

MLS® #E4445885

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,791 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

FANTASTIC FAMILY HOME with Park-like Backyard! OVER 2277 SQ FEET OF LIVING space-URL VIDEO TOUR around in a middle of page. Enjoy your private oasis in this beautiful family home featuring a stunning park-like backyard perfect for quite moments or kids to play. The main living area boasts soaring vaulted ceilings in the living room, dinning room, kitchen and kitchen nook, complemented by three spacious bedrooms, and two full bathrooms upstairs. On the bright ground-level third floor, you will find a cozy family room completed with a fire place, and bar area, plus another full bathroom, bedroom and convenient laundry room. The basement is nearly fully finished offering a huge additional room, and flexible space - ideal for a home office ,gym, or play area. Step outside to an impressive three-tired HUGE deck with West exposure overlooking a serene green space with no neighbours behind. This ONE- OF -A-KIND home is located close to schools, shopping, and major routes, offering both privacy, and convenience.

Built in 1992

### Essential Information

MLS® # E4445885

Price \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,791                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 90 Highwood Bay |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9G 1W1         |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Extra, Patio, Storage-In-Suite, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                        |
| Stories           | 4                                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Finished                                                                                   |

### Exterior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Rolling Land, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 92        |

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