

## \$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 5:32pm MDT