

## \$549,000 - 39 Ontario Crescent, Devon

MLS® #E4451101

**\$549,000**

5 Bedroom, 2.50 Bathroom, 1,414 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to one of Devon's most DESIRED crescents. Less than 2 MINUTES away from schools, pool, hockey arena, shopping & river valley walking paths. Over 1400 sq ft, 5 bedrooms, 2.5 baths, o/s dbl att garage, U/G sprinklers . HUGE 832.97 sq metre lot. Open concept kitchen making entertaining easy. Plenty of cupboards & counter space as well as a large dining area for family gatherings. The living room has a huge front window and a gas/wood fireplace for chilly nights. New paint, baseboards, main floor toilets, kitchen hardware & lighting. The master bedroom is a good size with a 2 piece ensuite. 2 more bedrooms & a 4 piece bath finish this level. Downstairs is f/f with vinyl plank flooring, fresh paint & baseboards(2025). Enjoy a 2nd fireplace, lots of space for the "big screen" for movie nights & still lots of room for a pool table or play area. Down the hall is 2 more bedrooms, 3 piece bath, laundry & hobby room. The mature fenced yard is amazing with a covered sunroom/ hot tub room. Welcome Home!

Built in 1973

### Essential Information

MLS® # E4451101

Price \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,414                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 Ontario Crescent |
| Area        | Devon               |
| Subdivision | Devon               |
| City        | Devon               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9G 1L7             |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Detectors Smoke, Fire Pit, Hot Tub, No Smoking Home, Sprinkler Sys-Underground, Sunroom, Vinyl Windows, Walk-up Basement |
| Parking Spaces | 4                                                                                                                                           |
| Parking        | Double Garage Attached, Front Drive Access, Insulated                                                                                       |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Brick Facing                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

**Exterior**

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                                                               |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                          |
| Construction      | Wood, Metal                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 9                |
| 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 August 12th, 2025 at 12:47am MDT