

## \$499,900 - 464 Kananaskis Close, Devon

MLS® #E4426502

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,169 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this well maintained Bungalow. situated in a quiet cul de sac close to schools, parks, trails, golf course, shopping, airport and a very easy commuted. This home features vaulted ceilings, central A/C, lots of storage space, deck, fenced backyard, tile and hardwood floors, with 3 bedrooms and 3 full bathrooms is great for a family. The main floor greets you with a fireplace centered living room flowing into a dinning room. The large front window looking at the front porch allows for lots of natural light to flood into the open concept living-dinning room. Very spacious kitchen with room for a cozy breakfast nook. The master bedroom has a 3pc ensuite bathroom and a large closet. Two more bedrooms and a 4pc bathroom complete the main floor. Downstairs ,the fully finished basement has a kitchenette with a large pantry, a large family room for family entertainment night, a 3pc bathroom and a cold room/storage room. The fenced backyard is landscaped ideal for your family summer activities.

Built in 2000

### Essential Information

MLS® #	E4426502
Price	\$499,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,169
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	464 Kananaskis Close
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2C5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Robina Baker elementary
Middle	Riverview middle school
High	John Maland

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	18
Zoning	Zone 92

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Listing information last updated on April 7th, 2025 at 9:02pm MDT