

# \$435,000 - 15 Maligne Drive, Devon

MLS® #E4460499

## \$435,000

4 Bedroom, 2.50 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

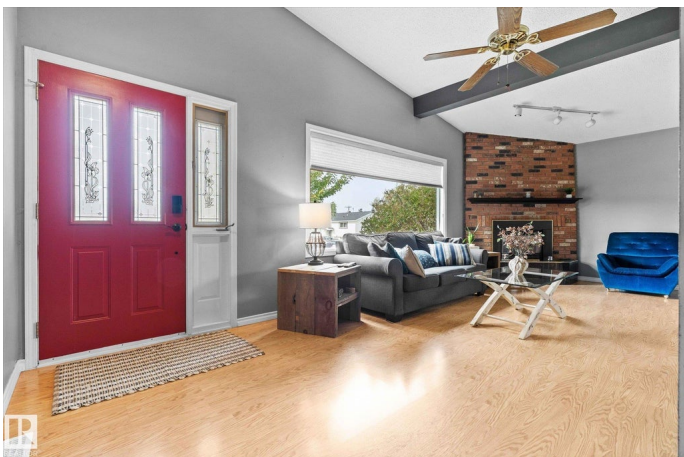
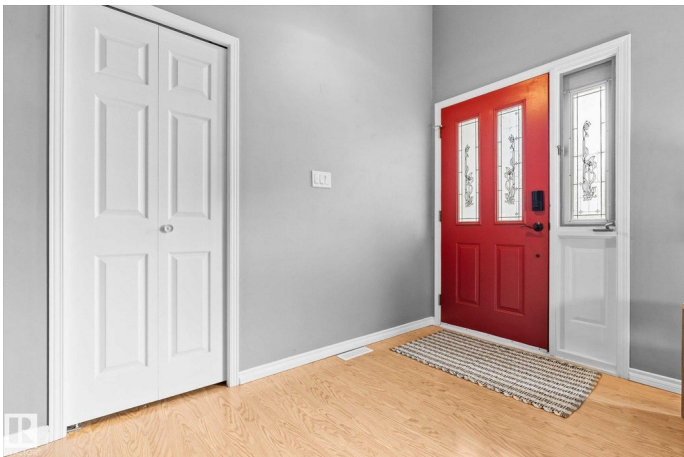
Devon, Devon, AB

Welcome to this charming 1204sq ft bungalow in the heart of Devon with a fully finished basement and thoughtful updates throughout. The main floor offers 3 spacious bedrooms, a 4-piece bathroom, and a 2-piece ensuite off the primary. The bright living area features a cozy gas fireplace and flows into the kitchen, which has been upgraded with black stainless steel appliances. Downstairs, the finished basement provides plenty of extra living space which is perfect for a rec room, family area, or hobby space. The home also features a double detached heated garage, ideal for our Alberta winters. Step outside to a backyard that's move-in ready with fresh new sod, creating a perfect spot for kids, pets, or summer entertaining. The new washer & dryer add extra convenience, while the furnace though not new has been completely redone with all parts replaced, giving peace of mind for years to come. This well-kept home combines comfort and practicality in a family-friendly community.

Built in 1976

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460499  |
| Price    | \$435,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,205                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 15 Maligne Drive |
| Area        | Devon            |
| Subdivision | Devon            |
| City        | Devon            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9G 1P7          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | Double Garage Detached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert                                                                                                                                               |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Schools, See |

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 23                |
| 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 October 25th, 2025 at 1:47am MDT