

# \$395,000 - 11 Maligne Drive, Devon

MLS® #E4431780

## \$395,000

4 Bedroom, 2.00 Bathroom, 784 sqft  
Single Family on 0.00 Acres

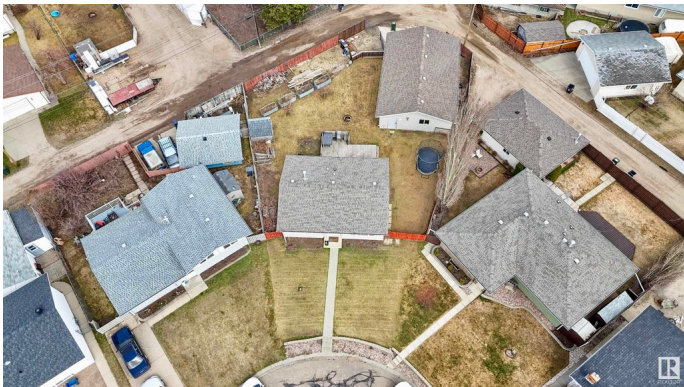
Devon, Devon, AB

Situated on a large lot with gated yard accessâ€”perfect for RV or trailer parkingâ€”this well-kept bi-level offers 1470 sq ft of total living space on 2 levels. The impressive 38' x 25' garage (built in 2014) features 2x6 construction, R20 insulation, and heatâ€”ideal for anyone needing a workshop or extra space for projects. The main floor includes a bright living room, functional kitchen, two bedrooms, and a full 4-pc bath. Downstairs youâ€™ll find the spacious primary suite with walk-in closet and updated ensuite featuring a walk-in shower. A fourth bedroom and laundry/storage room complete the lower level. The basement was completely redone in 2014 with 4â€• spray foam insulation, new framing, updated panel, and all-new wiring. Siding and windows were also replaced in 2014 with 2" of added exterior insulation. A new heat pump (2023) provides efficient heating and cooling for the majority of the year. Other upgrades: water heater (2023), roof (2010)

Built in 1976

## Essential Information

MLS® #	E4431780
Price	\$395,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11 Maligne Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1P7

### **Amenities**

Amenities	Deck, Insulation-Upgraded, Parking-Extra, R.V. Storage
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Heat Pump, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 18th, 2025

Days on Market 1

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 April 19th, 2025 at 6:32pm MDT