

# \$575,000 - 56 Brazeau Drive, Devon

MLS® #E4457569

**\$575,000**

3 Bedroom, 2.00 Bathroom, 1,075 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

If you’ve been dreaming of a home that offers modern finishes without the upkeep of something too big, this brand-new bungalow may be exactly what you’ve been waiting for. With 1,100 sq ft on the main floor + a finished basement, it provides the right amount of space in a layout that makes everyday living simple & comfortable. Inside, you’ll find 2+1 bedrooms, 2 full baths, main floor laundry, & a bright open design that’s easy to move around in. The kitchen is thoughtfully finished w/quartz counters & a granite sink, & both the front and back decks give you a perfect spot for morning coffee or evening sunsets. The west-facing backyard is perfect for you to create your own private oasis, while the double garage & alley access provide practical convenience & RV parking. With its finished basement & plenty of storage, you’ll never feel short on space. Devon offers the best of both worlds: small-town charm with the river valley & walking trails at your doorstep, yet only minutes to Edmonton, Leduc, & EIA

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457569  |
| Price  | \$575,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,075                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 56 Brazeau Drive |
| Area        | Devon            |
| Subdivision | Devon            |
| City        | Devon            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9G 1M2          |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 6                                                                                                                                                                             |
| Parking        | Double Garage Detached, RV Parking                                                                                                                                            |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Fireplace    | Yes                                                                                |
| Fireplaces   | Mantel                                                                             |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Finished                                                                     |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                            |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Robina Baker |
| Middle     | Riverview    |
| High       | John Malland |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 92              |

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Listing information last updated on September 13th, 2025 at 6:02pm MDT