

# \$329,998 - 194 South Ravine Drive, Devon

MLS® #E4450609

**\$329,998**

3 Bedroom, 1.50 Bathroom, 1,204 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to the all new "Hazel 111" Built by the award winning StreetSide Developments and located in the heart of the Ravines of Devon. As you enter the home this ground level has a good sized den off the entry way. The Hazel has a beautiful large open concept living area with a nice L shaped kitchen perfect for entertaining and large gatherings, the main floor is complete with a 2 piece powder room. The upper level has 3 bedrooms with a full bath. This brand new town home also has a single attached garage and comes with full landscaping and a fenced off yard. \*\*\*\* This home is under construction and will be complete by January 2026 \*\*\*



## HAZEL 3

1204 sq. ft. | 3 bedrooms + den + 1.5 bathrooms



Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4450609      |
| Price          | \$329,998     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,204         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

|          |                      |
|----------|----------------------|
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 194 South Ravine Drive |
| Area        | Devon                  |
| Subdivision | Devon                  |
| City        | Devon                  |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T9G 0M7                |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | See Remarks                    |
| Parking   | Double Garage Attached, Tandem |

### Interior

|              |                                            |
|--------------|--------------------------------------------|
| Appliances   | Garage Control, Garage Opener, See Remarks |
| Heating      | Forced Air-1, Natural Gas                  |
| Stories      | 3                                          |
| Has Basement | Yes                                        |
| Basement     | None, No Basement                          |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 92         |

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