

## \$549,900 - 17 Clearwater Crescent, Devon

MLS® #E4439282

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Located in one of Devon's most sought-after areas, 17 Clearwater Crescent sits just a block from the river valley with quick access to paved and natural trail systems. This quiet crescent features a central green space and is close to Centennial Park and the high school. The bungalow offers a bright and natural style main floor with a stunning vaulted wood ceiling, large windows, and a cozy living room with brick fireplace. The galley-style kitchen features updated countertops and flows into the dining area with views of the massive beautifully landscaped, large deck and private backyard—perfect for gardening, relaxing, or entertaining. The home offers 2 bedrooms up and a 3rd bedroom in the basement, which has a separate entrance, full bathroom, and a large family room—ideal for future suite potential. Complete with a detached double garage and RV parking, this home is a rare find in a prime location.

Built in 1970

### Essential Information

MLS® #	E4439282
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,205
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17 Clearwater Crescent
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1C8

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 11

Zoning Zone 92

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