

# \$319,998 - 202 South Ravine Drive, Devon

MLS® #E4457918

**\$319,998**

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

Devon, Devon, AB

Built by the award-winning StreetSide Developments, the Hazel 111 is nestled in the heart of the Ravines of Devon – a community that blends nature with modern living. As you enter, you'll be greeted by a spacious den just off the entryway, perfect for a home office or cozy retreat. The Hazel boasts a bright and airy open-concept living area, featuring a large L-shaped kitchen ideal for entertaining and hosting family gatherings. Completing the main level is a convenient 2-piece powder room. Upstairs, you'll find three well-sized bedrooms, including a full bath. This brand-new townhouse also includes a single attached garage and comes with full landscaping and a fenced yard for added privacy and outdoor enjoyment. Please note: This home is currently under construction and is expected to be completed by April of 2026



## HAZEL 3

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



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457918  |
| Price          | \$319,998 |
| 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     | 202 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    | September 15th, 2025 |
| Days on Market | 56                   |
| Zoning         | Zone 92              |

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Listing information last updated on November 10th, 2025 at 7:17pm MST