

\$574,900 - 452 Kananaskis Close, Devon

MLS® #E4443712

\$574,900

4 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this feature-packed home tucked into a quiet cul-de-sac and backing onto the paved trail system. This 4 bed, 3.5 bath home offers a triple garage (side-by-side double plus tandem), walkout basement with in-law suite, 2 decks, 4 gas fireplaces, solar panels, A/C, sprinkler system and more! The main floor includes a large front office, a spacious kitchen overlooking the deck, a dining area, and a cozy living room with gas fireplace. Also a convenient walk thru pantry from the garage to the kitchen. Upstairs you'll find a bonus room with fireplace and a massive primary bedroom with private balcony, gas fireplace, walk-in closet, dual sinks, jacuzzi tub, and separate shower. The fully finished walkout basement features a second kitchen, living room with fireplace, bedroom, 3-piece bath, den, and separate entrance. Extras include an 18-panel 8.1kW Polaron solar system, hot water on demand, and a large garage with a workshop and tons of storage. A rare opportunity in a prime location.

Built in 1998

Essential Information

MLS® # E4443712

Price \$574,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,041 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 452 Kananaskis Close |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 2C5 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, Hot Water Tankless, Walkout Basement, Solar Equipment |
| Parking Spaces | 6 |
| Parking | Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 22 |
| Zoning | Zone 92 |

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Listing information last updated on July 13th, 2025 at 6:47pm MDT