

\$394,900 - 742 Kananaskis Drive, Devon

MLS® #E4457122

\$394,900

3 Bedroom, 2.00 Bathroom, 874 sqft
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to 742 Kananaskis Drive. This bi-level home offers 1630 sq ft of living space over two levels and backs onto green space with access to the paved trail system. The main floor features an open-concept layout with soaring 13' vaulted ceilings. The kitchen provides plenty of cabinets, counter space, and an eat-up bar, with the dining area separating it from the cozy living room. Patio doors lead to a partially covered deck overlooking the landscaped backyard with mature trees and a lower covered patio area. The main floor is complete with a primary bedroom featuring a walk-in closet and full ensuite. The raised lower level is bright with large windows and includes a family room, two additional bedrooms, a 3-piece bathroom, and utility/laundry room. Completing the property is a double attached (23'x17') heated garage. A well-kept home in a great location with beautiful outdoor space.



Built in 2003

Essential Information

MLS® #	E4457122
Price	\$394,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	874
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	742 Kananaskis Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 2G8

Amenities

Amenities	Deck, Parking-Extra
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
-------------	----------------------

Days on Market 6

Zoning Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 6:17pm MDT