

\$395,000 - 11 Maligne Drive, Devon

MLS® #E4431780

\$395,000

4 Bedroom, 2.00 Bathroom, 784 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Situated on a large lot with gated yard accessâ€”perfect for RV or trailer parkingâ€”this well-kept bi-level offers 1470 sq ft of total living space on 2 levels. The impressive 38' x 25' garage (built in 2014) features 2x6 construction, R20 insulation, and heatâ€”ideal for anyone needing a workshop or extra space for projects. The main floor includes a bright living room, functional kitchen, two bedrooms, and a full 4-pc bath. Downstairs youâ€™™ll find the spacious primary suite with walk-in closet and updated ensuite featuring a walk-in shower. A fourth bedroom and laundry/storage room complete the lower level. The basement was completely redone in 2014 with 4â€• spray foam insulation, new framing, updated panel, and all-new wiring. Siding and windows were also replaced in 2014 with 2" of added exterior insulation. A new heat pump (2023) provides efficient heating and cooling for the majority of the year. Other upgrades: water heater (2023), roof (2010)

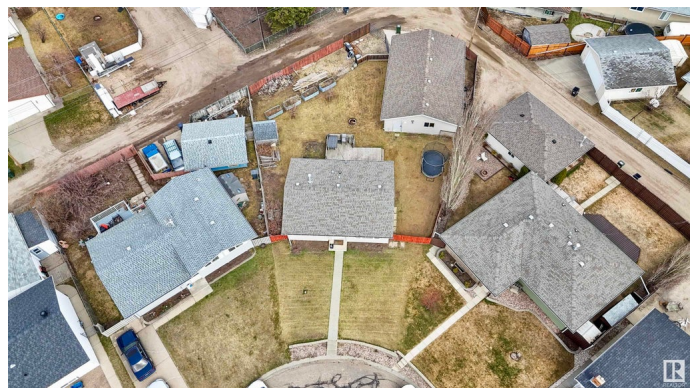
Built in 1976

Essential Information

MLS® # E4431780

Price \$395,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	784
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11 Maligne Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1P7

Amenities

Amenities	Deck, Insulation-Upgraded, Parking-Extra, R.V. Storage
Parking	Double Garage Detached, Heated, Insulated, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 18th, 2025

Days on Market 2

Zoning Zone 92

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Listing information last updated on April 19th, 2025 at 10:02pm MDT