

# \$418,000 - 1331 Oakland Crescent, Devon

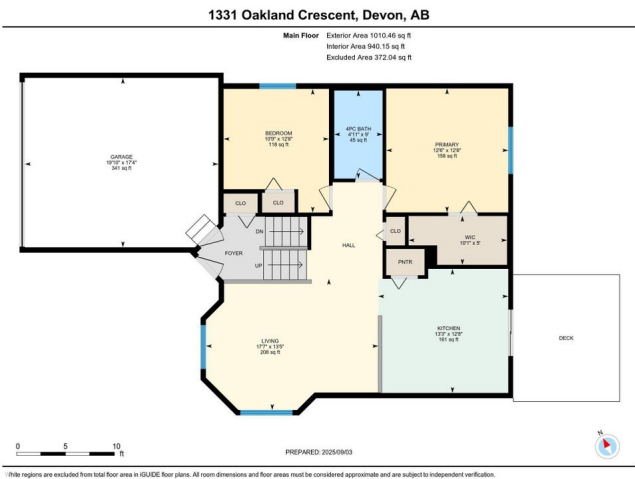
MLS® #E4455831

**\$418,000**

4 Bedroom, 2.00 Bathroom, 1,010 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to this loved bi-level home in Devon. Offering the perfect blend of comfort, convenience, and space for the whole family. With over 2,000 sq. ft. of total living space, including 1,010 sq. ft. on the main floor, this home features 4 bedrooms, a spacious family room, and a double attached garage. Located in a friendly neighborhood close to shopping, schools, and greenspaces, youâ€™™ll enjoy both community charm and everyday convenience. Commuters will love the easy access, just 18 minutes to Edmonton International Airport and even less to major commuter lanes. Bright, functional, and designed with family living in mind including a upgraded 50g HWT, this is truly a beloved home waiting for its next chapter.



Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455831  |
| Price          | \$418,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,010     |
| Acres          | 0.00      |
| Year Built     | 2001      |

|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1331 Oakland Crescent |
| Area        | Devon                 |
| Subdivision | Devon                 |
| City        | Devon                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9G 2E6               |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                               |

### Interior

|              |                                                                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                     |
| Stories      | 2                                                                                                                                                                             |
| Has Basement | Yes                                                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                       |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Holy Spirit Catholic |
| Middle     | Holy Spirit Catholic |

High John Maland

### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 24

Zoning Zone 92

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Listing information last updated on September 27th, 2025 at 8:47am MDT