

## \$250,000 - 46 Wapiti Drive, Devon

MLS® #E4442877

**\$250,000**

1 Bedroom, 0.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

Rare Redevelopment Opportunity in the Heart of Devon! This mature 635 sq. metre lot offers excellent potential for a new build in one of Devon's most established neighbourhoods. Situated on a quiet street with back lane access, the property features mature trees and is within walking distance to schools (Pre-K to Grade 9), parks, and town amenities. The existing structure is not habitable and the property is being sold as-is for redevelopment. Zoned R1 (single family only), with services already on site, this lot provides a great foundation for your custom home vision. Devon is ideally located just 15 minutes to Edmonton's west end and EIA, and only 20 minutes to south Edmonton. Enjoy access to the river valley trail system, golf courses, cross-country skiing, and more. With a hospital, major grocery stores, restaurants, and schools nearby, this is small-town living with big-time convenience.

Built in 1976

### Essential Information

MLS® #	E4442877
Price	\$250,000
Bedrooms	1
Bathrooms	0.00
Square Footage	955



Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	46 Wapiti Drive
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 1R1

### Amenities

Amenities	Off Street Parking, On Street Parking
Parking	Rear Drive Access

### Interior

Appliances	None
Heating	See Remarks
Stories	1
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	See Remarks
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Ski Hill Nearby
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	June 18th, 2025
Days on Market	15
Zoning	Zone 92

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Listing information last updated on July 2nd, 2025 at 11:03pm MDT