

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

MLS® #E4442877

## \$250,000

1 Bedroom, 0.00 Bathroom, 955 sqft  
Single Family on 0.00 Acres

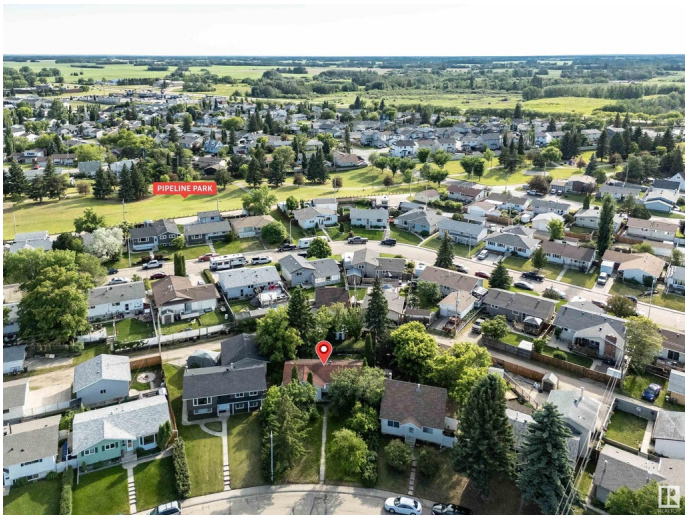
Devon, Devon, AB

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 | 53              |
| Zoning         | Zone 92         |

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Listing information last updated on August 10th, 2025 at 9:47am MDT