PELLEY-CAN REAL ESTATE

GREATER EDMONTON / COMMUNITY GUIDE

Devon

A buyer's guide to daily life, homes and location.

Local orientation, places to explore and practical questions for your next viewing.



AI-created summer river-valley illustration inspired by Alberta parkland; not an exact Devon location

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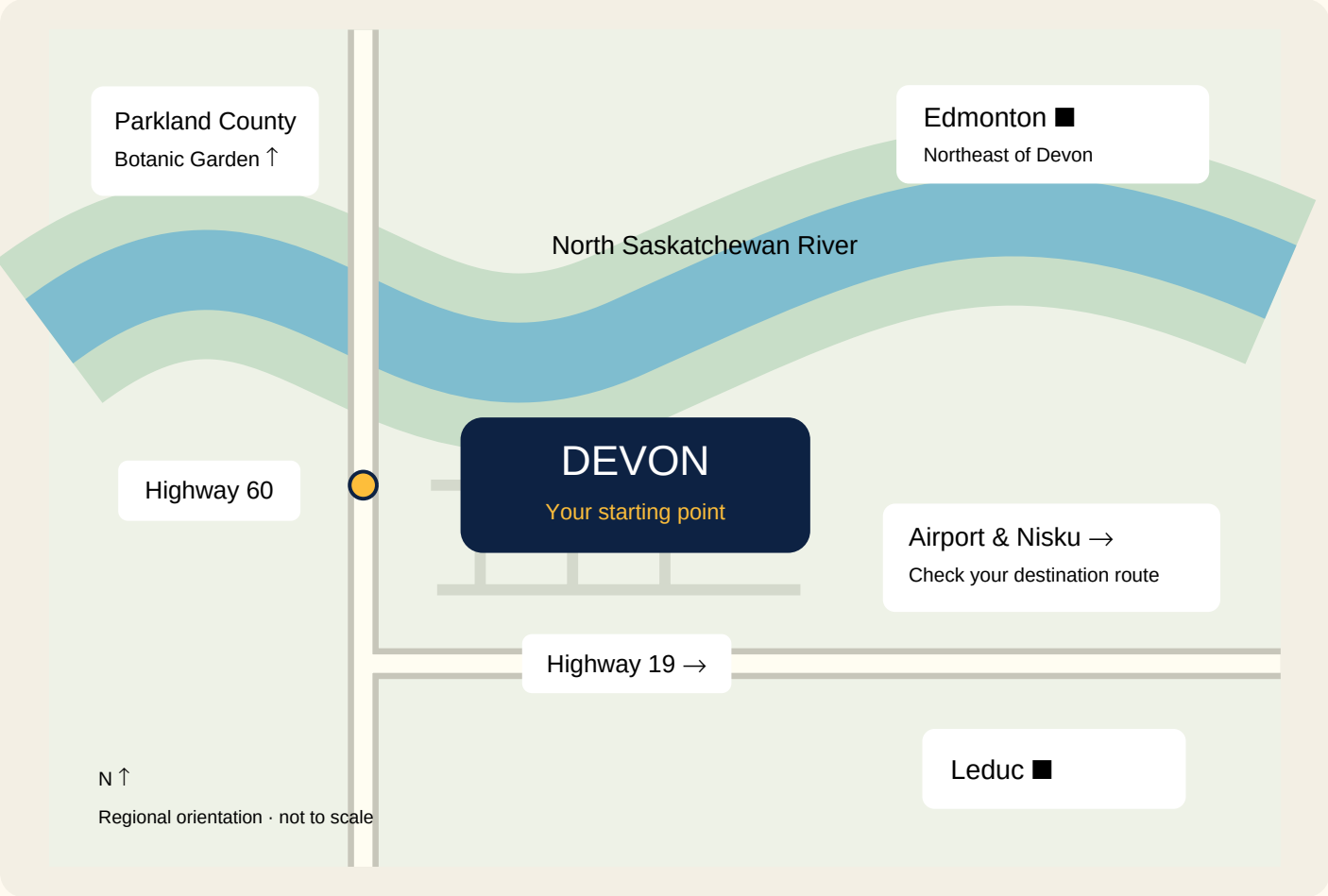
Explore Devon

Explore Devon

Use this guide to plan a visit, compare the homes you see and keep track of the questions that matter to your move. Confirm changing details directly with the linked municipal, school and service providers.

Open the live Devon community page and current listings

Find your bearings



North is up. General orientation only - not navigation, a survey or a school catchment. Use current municipal maps and directions for the address you are considering.

Pelley-Can community guide · Devon, Alberta

A little more river valley. A different everyday pace.

A little more river valley. A different everyday pace.

Get to know Devon: its setting southwest of Edmonton, outdoor spaces and practical considerations before you choose your next home.

Hero image: AI-generated regional illustration, not a photograph of a specific Devon location.

Start with the setting

Small-town scale, regional connections

Devon sits beside the North Saskatchewan River southwest of Edmonton, with Highways 60 and 19 connecting it to the wider region. It is worth exploring if you want to compare a smaller-town setting with access to Edmonton, the airport area and Nisku.

River-valley time

Make a visit to the river part of your home search - not just a photograph on your shortlist.

Your actual commute

Try your route at the hour you would use it. A nearby highway does not guarantee the same travel time every day.

A practical comparison

Compare the home, lot, upkeep and everyday errands together. The right address matters more than a town-wide label.

Local setting: Town of Devon ↗

Where Devon fits

Find your bearings before you tour

The river and the two main highways make useful reference points. This simplified diagram shows the broad connections - not property boundaries or turn-by-turn directions.

Devon regional orientation

Schematic, not to scale. Devon lies south of the North Saskatchewan River. Highway 60 connects north toward Parkland County and the Botanic Garden. Highway 19 runs east toward Edmonton International Airport and Nisku. Edmonton is northeast and Leduc southeast.

On a phone, swipe sideways to read the map. Conceptual route diagram by Pelley-Can. Local grid lines are illustrative, not a street map. For road names and trails, use the Town's maps and current navigation.

Build a day around the places you would use

North

Highway 60 connects across the river toward Parkland County. The University of Alberta Botanic Garden is north of Devon, outside town.

East

Use Highway 19 as a regional connection toward the airport area and Nisku. Check the final route to your workplace or terminal.

Transit is trip-specific

Devon's community bus has scheduled service and booking requirements. Confirm a particular trip rather than assuming frequent commuter service to Edmonton.

Plan with Town trail map (2019) ↗ · current community bus information ↗

Outside the front door

Build a day around the places you would use

Voyageur Park

At the end of Saskatchewan Avenue West, this river-side park offers trail access, picnic areas and a boat launch. Check current access and parking rules before visiting; seasonal visitor parking charges can apply.

Voyageur Park details ↗

Summer recreation

Centennial Park's spray park and the town's seasonal recreation options are worth adding to a visit. Check operating hours, weather closures and registration before making plans.

Summer activities ↗ · Programs and registration ↗

Everyday errands

Make your own short list: groceries, pharmacy, fitness, medical appointments and childcare. Test the routine from the actual address you are considering.

The garden is a regional bonus



Real archive photo, July 2015: tropical and butterfly house at the garden, near Devon in Parkland County. Nadiatalent / Wikimedia Commons ↗ , CC BY-SA 4.0 ↗ . Displayed without cropping; not a current-conditions photo.

A nearby day out

The garden is a regional bonus

The University of Alberta Botanic Garden is approximately five kilometres north of Devon on Highway 60 in Parkland County. Treat it as a planned outing rather than an in-town neighbourhood park.

Admission, seasonal hours and feature availability can change. Check the garden's visit information for the date you intend to go.

Plan a garden visit ↗

Look beyond the listing photo

Find a home that fits the way you live

Use the current listings on the community webpage to see what is actually available. Then compare layout, parking, yard work and likely upkeep - not just asking price.

- For an older home, review the roof, windows, heating, drainage and renovation records with the appropriate professionals.
- For any property, verify permitted uses, additions and relevant municipal records instead of assuming past work was approved.

Schools and day-to-day planning

- For a condominium, include fees, bylaws, reserve information and document review in your comparison.
- For a newer home, confirm exactly what is included, the completion status and the warranty documentation.



AI-generated housing illustration. These are not actual Devon addresses or available properties.

Check the address, not the assumption

Schools and day-to-day planning

Start with the school authorities and confirm attendance, program availability and transportation for your specific address and school year before relying on them in a purchase decision.

Public school resources

Explore Robina Baker ↗ and John Maland ↗ as starting points. Ask Black Gold School Division to confirm the appropriate school and grade pathway.

Catholic school resources

Holy Spirit Catholic School ↗ is a local resource through Evergreen Catholic. Confirm admissions, programs and transportation directly.

Your household's routine

Check childcare availability, activity schedules and transportation separately. Nearby does not automatically mean assigned, available or walkable.

Make the guide useful

A simple first-visit plan

A simple first-visit plan

01 · Try the route

Start where your day normally begins or ends. Drive to Devon at a realistic time and note crossings, turns and alternate routes.

02 · Walk and compare

Visit Voyageur Park when open, then explore the streets around homes you like. Notice sidewalks, traffic, parking and outdoor space.

03 · Test ordinary life

Complete an everyday errand. Revisit a favourite address at another time of day, then write down what still needs checking.

Questions people ask

Is Devon part of Edmonton?

No. Devon is a separate town southwest of Edmonton. Its municipal services, property information and local rules should be checked with the Town of Devon.

How long is the drive?

There is no single useful commute time for every household. Check the exact destination, time of day, road conditions and route, then try it yourself before deciding.

Does this guide show current homes for sale?

The guide is local orientation, not an inventory report. Use the live listings on the community webpage for current availability; listing details and status can change.

How does Devon compare with Leduc or Spruce Grove?

Compare your work routes, the properties available and your everyday services. You can explore the Leduc guide ↗ and Spruce Grove guide ↗ , then shortlist addresses rather than choosing only by community name.

Your next move

Explore Devon homes with a clear plan

Continue below this guide for the website's live Devon listings, or talk with Michael about the location and home features that matter to you.

Your next steps

Guide checked September 23, 2026. Local services, schedules and availability can change. AI illustrations are labelled; the garden photograph is credited separately. This guide is general orientation, not a property inspection or a guarantee about any address.

Your next steps

Keep your notes from Devon and compare each property against the same priorities. Michael can help you review current listings, comparable sales and the questions to take into a showing.

Bring these notes to your conversation

- The addresses or areas you want to compare
- Your timing and comfortable ownership budget
- The journeys, rooms and outdoor space you need
- Questions about condition, documents, fees or maintenance

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View the Devon webpage and available homes

About this print edition

Adapted from the published community guide on September 27, 2026. Existing source-check dates and image credits are retained; this export is not a new verification of every source. Information, availability, admission rules, fees, routes and access can change. Confirm the details for your specific property and moving date. Illustrations are identified in their captions; they are not current listings.