

\$619,900 - 744 Astoria Way, Devon

MLS® #E4429416

\$619,900

4 Bedroom, 2.50 Bathroom, 2,350 sqft
Single Family on 0.00 Acres

Devon, Devon, AB

**** BACKS To Natural POND**** This is a PRE-Sale & Will be Ready For Possession End Of August.. Fully Upgraded 2350 sq with 4 Bedrooms + 2.5 bathroom, Bonus Room & ****Double car Garage**** on main Floor Open to Below Living Area With Fireplace, Ceiling Height Kitchen with \$5000 Appliances Credit & Quartz Countertops, Also Main Floor BEDROOM & Half-Bath,.. Maple Spindle Railing lead to 2nd Level, Master Bedroom with Beautiful Pond View & Ensuite, 2 more bedrooms with Full Bathroom & Bonus Room For ur Entertainment, walk-in Laundry with Sink.. ****SEPARATE ENTRY to Basement..** Upgrades includes All 3 levels are 9 feet high with 8ft high doors, Vaulted Ceilings in Master bedroom with Rope Light, Tiles, vinyl Planks on main floor & upgraded Plumbing & Lightning Fixtures,SEPARATE ENTRY To Basement, & MUCH MORE,, Close To All Amenities.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4429416 |
| Price | \$619,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,350 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 744 Astoria Way |
| Area | Devon |
| Subdivision | Devon |
| City | Devon |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 0M7 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached, Insulated, Over Sized |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Builder Appliance Credit |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed April 6th, 2025

Days on Market 70

Zoning Zone 92

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Listing information last updated on June 15th, 2025 at 2:02pm MDT