

# \$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                71

Zoning                            Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:32pm MDT