# \$619,900 - 744 Astoria Way, Devon

MLS® #E4429416

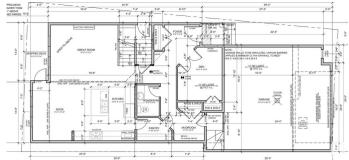
### \$619,900

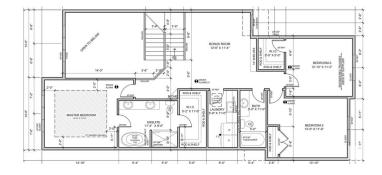
4 Bedroom, 2.50 Bathroom, 2,350 sqft Single Family on 0.00 Acres

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

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