# \$609,900 - 736 Astoria Way, Devon

MLS® #E4445840

## \$609,900

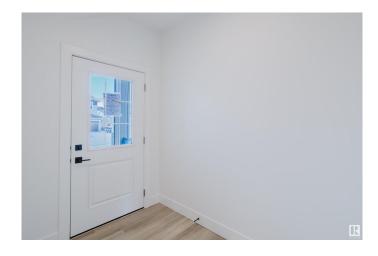
3 Bedroom, 3.00 Bathroom, 2,521 sqft Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to the stunning Luna model, backing onto the scenic ravines of Devon a truly desirable location! This beautifully designed home features a main floor den, a full bathroom, and an expansive open-to-above living room filled with natural light. The gourmet kitchen is impressively sized, perfect for everyday living and entertaining. A thoughtfully designed mudroom includes a convenient dog wash station, ideal for pet owners. Upstairs, you'll find three spacious bedrooms and a versatile second denâ€"perfect for a home office, gym, or playroom. The bright and inviting primary suite offers a peaceful retreat, complete with a luxurious 5-piece ensuite and access to a private balcony perfect for enjoying warm summer mornings or evening sunsets. The basement is currently unfinished but includes a separate side entrance.







Built in 2025

### **Essential Information**

MLS® # E4445840 Price \$609,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,521

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 736 Astoria Way

Area Devon
Subdivision Devon
City Devon
County ALBERTA

Province AB

Postal Code T9G 0M7

## **Amenities**

Amenities Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-

2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl

Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup

Parking Double Garage Attached, Over Sized

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 3rd, 2025

Days on Market 6

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 July 9th, 2025 at 12:17pm MDT