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

MLS® #E4429416

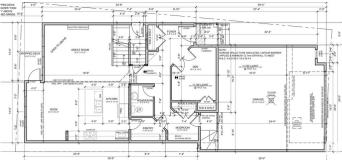
#### \$619,900

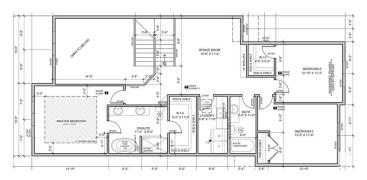
4 Bedroom, 2.50 Bathroom, 2,350 sqft Single Family on 0.00 Acres

Devon, Devon, AB

\*\* BACKS To Natural POND\*\* This is a PRE-Sale & Will be Ready For Possession End Of July.. 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                   |
| Туре           | 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   |

#### **Additional Information**

Date ListedApril 6th, 2025Days on Market13ZoningZone 92

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Listing information last updated on April 19th, 2025 at 8:17pm MDT