

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

MLS® #E4445840

**\$609,900**

3 Bedroom, 3.00 Bathroom, 2,521 sqft

Single Family on 0.00 Acres

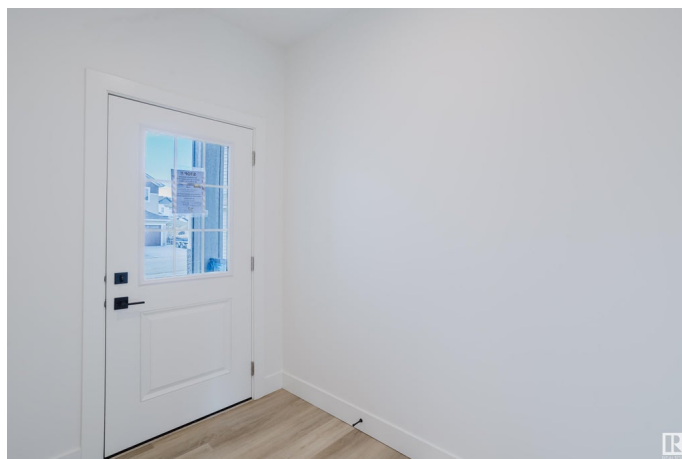
Devon, Devon, AB

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 den—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        10  
Zoning                    Zone 92

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