

\$609,900 - 736 Astoria Way, Devon

MLS® #E4445840

\$609,900

3 Bedroom, 3.00 Bathroom, 2,521 sqft

Single Family on 0.00 Acres

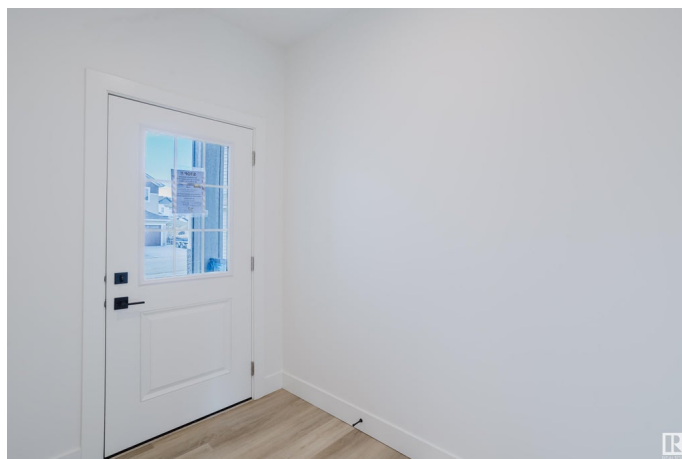
Devon, Devon, AB

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 3
Zoning Zone 92

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