

# \$619,900 - 760 Astoria Way, Devon

MLS® #E4429616

**\$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, Rear Door Open to  
Sun-Deck.. 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® #    | E4429616  |
| 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     | 760 Astoria Way |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9G 0M7         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., 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, Metal, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles  |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Metal, Stone, Vinyl |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 72              |
| Zoning         | Zone 92         |

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Listing information last updated on June 17th, 2025 at 12:17pm MDT