

## \$629,000 - 721 Astoria Way, Devon

MLS® #E4465591

**\$629,000**

3 Bedroom, 2.50 Bathroom, 2,195 sqft

Single Family on 0.00 Acres

Devon, Devon, AB

**BRAND NEW 2-STORY HOME** – This beautifully crafted home offers modern comfort & functionality complete w/an oversized double-attached garage, featuring 9'™ ceilings on both the main & basement levels. The bright main floor features an open-concept great room, dining nook & chef's-dream kitchen w/quartz countertops, massive island, chimney-style hood fan, flr/ceiling cabinets w/under cabinet lighting, soft-close doors/drawers & a walk-through pantry. Large windows throughout. Upstairs the large primary suite showcases a vaulted ceiling, custom walk-in closet & a luxury 5-piece ensuite w/double sinks, tub & glass-door shower. A bonus room w/sliding doors, 2 additional bedrooms, main bath & laundry room complete the upper level. Added upgrades include an electric fireplace w/mantle, black plumbing fixtures, upgraded wrought iron railings, triple-pane windows, HW on demand, H.R.V. System, 8' tall doors, & basement rough-in plumbing. Constructed by experienced and quality trades.

Built in 2025

### Essential Information

MLS® # E4465591

Price \$629,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,195                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 721 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 Tankless, No Animal Home, No Smoking Home, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                                                                            |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, None            |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Environmental Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Brick, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 92             |

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Listing information last updated on November 19th, 2025 at 8:47am MST