# \$619,900 - 721 Astoria Way, Devon

MLS® #E4429259

#### \$619,900

3 Bedroom, 2.50 Bathroom, 2,295 sqft Single Family on 0.00 Acres

Devon, Devon, AB

Welcome to 721 Astoria WY! This BEAUTIFUL exceptionally built 2295sqft home offers comfort and functionality. It features a fully finished oversized double attached garage, 9' ceilings on both main & basement. As you enter this home the main floor includes an open-concept great room, nook and kitchen. With quartz countertops, an enormous island, chimney-style hood fan, ceiling-height cabinets, soft-close doors/drawers and walk thru pantry this kitchen is a chefs dream. Large windows and a garden door leads to the backyard where you will find a 12x12 deck and gas line for your BBQ. Upstairs, the large primary suite offers a vaulted ceiling and includes a walk-in closet and a 5-piece ensuite with double sinks, a tub, and a glass-door shower. A bonus room, two additional bedrooms, a main bath, and laundry room complete the upper level. The home also includes an electric fireplace & mantle, black plumbing fixtures, upgraded railings, triple pane windows & basement rough-in plumbing. PICK YOUR INTERIORS COLORS



Built in 2025

#### **Essential Information**

MLS® #	E4429259
Price	\$619,900

Bedrooms	3	30-30-30/60/CPC
Bathrooms	2.50	
Full Baths	2	7-6" 7-6" 30-30-30772 GPC
Half Baths	1	
Square Footage	2,295	BU post
Acres	0.00	$G_{12}^{\text{pp}} = \frac{1}{15} \frac{1}{5} $
Year Built	2025	KITT Find the Constraint of th
Туре	Single Family	
Sub-Type	Detached Single Family	
Style	2 Storey	
Status	Active	00 00 00 00 00 00 00 00 00 00 00 00 00
Community Infor	mation	
Address	721 Astoria Way	A 4.8 Pailing Pott of
Area	Devon	
Subdivision	Devon	Bench & cubbies
City	Devon	
County	ALBERTA	
Province	AB	3 - 2×8 #2-spf-Bm ====================================
Postal Code	T9G 0M7	ENG APP OR AS DI JP 3R 3R
Amenities		Interior Interi
Amenities	Carbon Monoxide Detectors	
	Water Tankless, No Animal	2" E 1
	HRV System, Natural Gas B	ENG. APP BEAM (refer to eng spec.)
Parking	Double Garage Attached	Bu pos
Interior		ENG. APP. BEAM 16-0" x 7-0" O.H. DOOR
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer	
Heating	Forced Air-1, Natural Gas	
Fireplace	Yes	
Fireplaces	Mantel	
Stories	2	

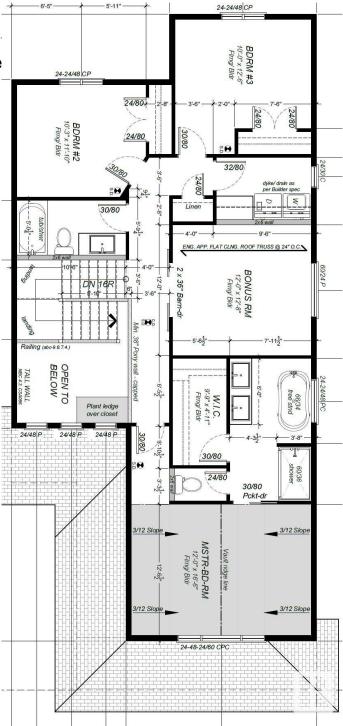
- Has Basement Yes
- Basement Full, Unfinished

## Exterior

Exterior	Wood, Asphalt, Brick, Vinyl
Exterior Features	Airport Nearby, Environmen Shopping Nearby, Ski Hill Ne
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	34
Zoning	Zone 92



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 7th, 2025 at 11:32pm MDT