

# \$609,900 - 728 Astoria Way, Devon

MLS® #E4437221

## \$609,900

3 Bedroom, 3.00 Bathroom, 2,564 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, youâ€™™ll find three spacious bedrooms and a versatile second denâ€™™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® #         | E4437221  |
| Price          | \$609,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,564     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 728 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, 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               |
| 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 | May 17th, 2025 |
|-------------|----------------|

Days on Market 29  
Zoning Zone 92



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Listing information last updated on June 15th, 2025 at 11:47am MDT