

## \$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

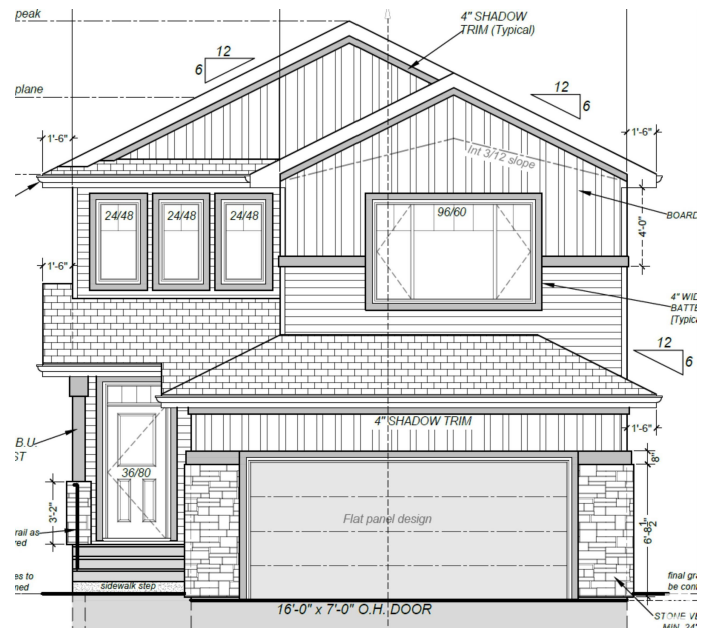
Welcome to 721 Astoria WY! This BEAUTIFUL exceptionally built 2295sqft home offers comfort and functionality. It features a fully finished oversized double attached garage, 9' ceilings on both main & basement. As you enter this home the main floor includes an open-concept great room, nook and kitchen. 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
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,295
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

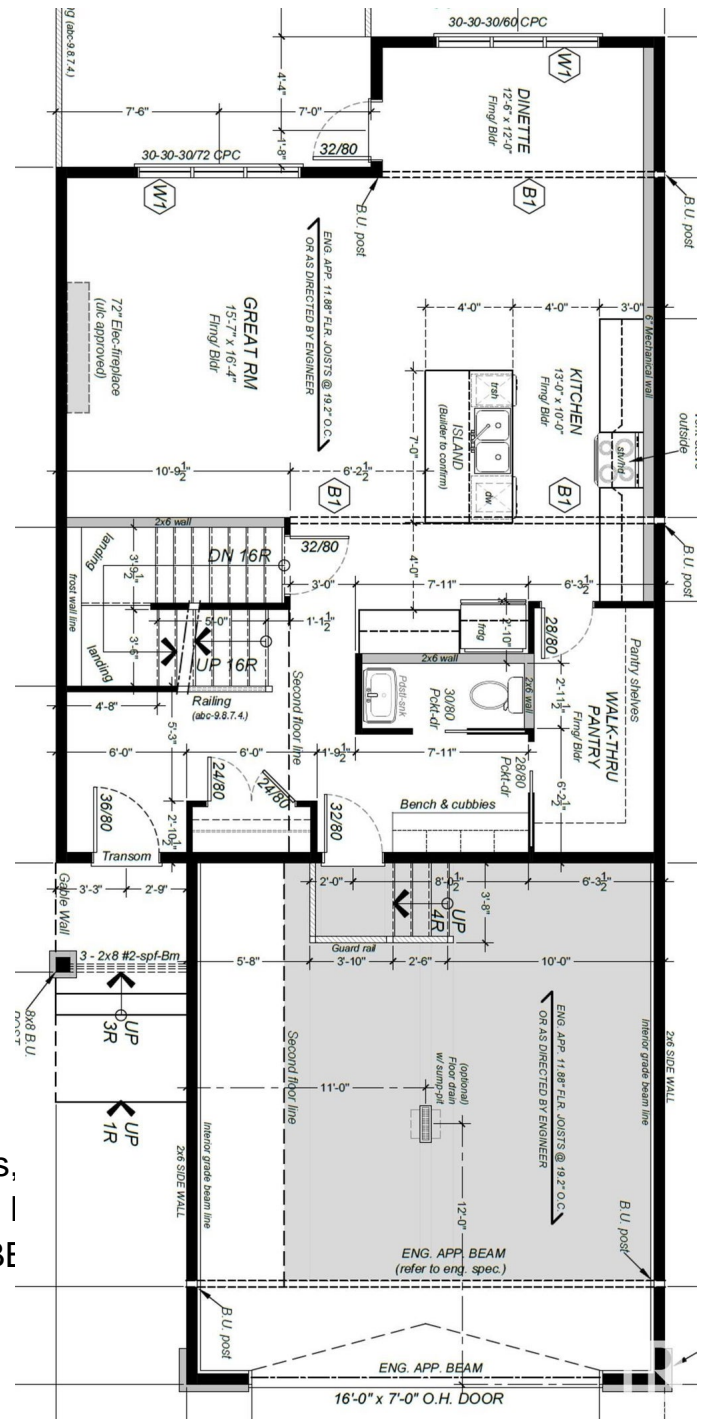
### Amenities

Amenities	Carbon Monoxide Detectors, Water Tankless, No Animal I HRV System, Natural Gas B
Parking	Double Garage Attached

### Interior

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



6'-5"

5'-11"

24-24/48 CP

BDRM #3  
10'-0" x 12'-6"  
Fling Blr

24/80

24/80

30/80

32/80

dyke/ drain as per Bulker spec

2x6 wall

4'-0"

9'-6"

ENG. APP. FLAT CLNG. ROOF TRUSS @ 24" O.C.

2 x 36" Barn-dr

BONUS RM  
12'-0" x 12'-8"  
Fling Blr

5'-6 1/2"

7'-11 1/2"

60/24 P

24-24/48 PC

60/34  
free stand

4'-3 1/2"

3'-8"

60/36  
stowed

30/80  
Pckt-dr

24/80

30/80

2x6 wall

3'-3 1/2"

3'-10 1/2"

30/80

3'-10 1/2"

3'-3 1/2"

3/12 Slope

12'-6 1/2"

3/12 Slope

3/12 Slope

3/12 Slope

24-48-24/60 CPC

BDRM #2  
10'-3" x 11'-10"  
Fling Blr

24/80

24/80

30/80

30/80

3'-6"

2'-8"

3'-6"

9'-4"

5'-9 1/2"

4'-0"

3'-6"

5'-10"

DN 16R

2x6 wall

10'-6"

landing

Railing (abc-9.8.7.4)

OPEN TO BELOW

TALL WALL  
16'-4" x 13'-8"

Plant ledge over closet

24/48 P

24/48 P

24/48 P

60/24 P

24-24/48 PC

60/34  
free stand

4'-3 1/2"

3'-8"

60/36  
stowed

30/80  
Pckt-dr

24/80

30/80

2x6 wall

3'-3 1/2"

3'-10 1/2"

30/80

3'-10 1/2"

3'-3 1/2"

3/12 Slope

12'-6 1/2"

3/12 Slope

3/12 Slope

3/12 Slope

24-48-24/60 CPC

Date Listed	April 4th, 2025
Days on Market	73
Zoning	Zone 92

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Listing information last updated on June 16th, 2025 at 8:17pm MDT