

**\$649,998 - 745 Astoria Way, Devon**

MLS® #E4450286

**\$649,998**

4 Bedroom, 3.00 Bathroom, 2,413 sqft  
Single Family on 0.00 Acres

Devon, Devon, AB

TRIPLE CAR GARAGE HOME. Fully upgraded & Custom. Main floor bedroom & Main floor full bathroom. SPICE KITCHEN. BEAUTIFUL kitchen truly a masterpiece, unique Centre island. Living area with custom wall, really a centerpiece , Dining area with access to deck. Staircase leads to upper level. Bonus room on upper level. Gym/Big Bonus room/Den Area on upper floor. Huge Primary br with feature wall, 5pc fully custom ensuite & W/I closet. Two more bedrooms with common bathroom. Laundry on 2nd floor. Unfinished basement waiting for your personal touches.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450286               |
| Price          | \$649,998              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,413                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 745 Astoria Way |
| Area        | Devon           |
| Subdivision | Devon           |
| City        | Devon           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9G 0M7         |

## Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                         |

## Interior

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

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 28              |
| 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 August 27th, 2025 at 4:17pm MDT