

# \$649,900 - 768 Astoria Way, Devon

MLS® #E4435612

**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,236 sqft  
Single Family on 0.00 Acres

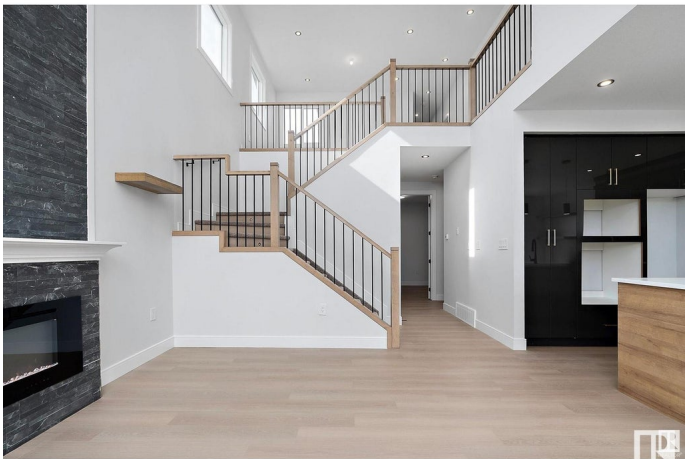
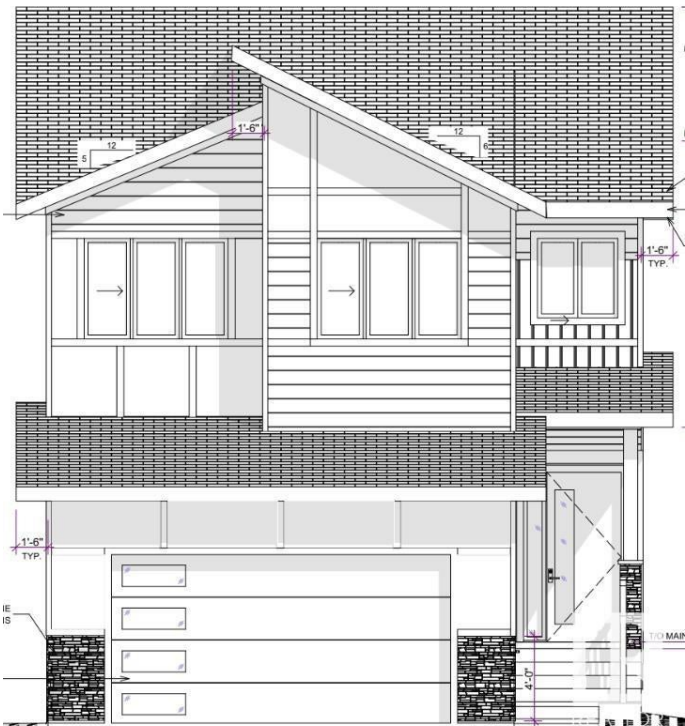
Devon, Devon, AB

Welcome to your dream home in the peaceful Devon Ravines! This beautifully designed new build offers the perfect blend of modern luxury and natural serenity. Backing directly onto the ravine and green space for ultimate privacy and views of nature. Step inside to discover a bright and spacious main floor featuring a dedicated office for remote work or a quiet study. The kitchen is functional and stylish, with a walkthrough pantry for easy access and storage. It flows seamlessly to the dining area and open to below living room, complete with a fireplace and oversized windows that provide ample natural light. Upstairs, youâ€™™ll find three generous bedrooms, including a large primary suite with a spa like ensuite featuring a jacuzzi tub, separate shower, and a walk in closet. The bonus room offers extra space for a playroom or media room, and the convenient upstairs laundry makes chores a breeze. This home is perfect for anyone seeking peaceful luxury living!

Built in 2025

## Essential Information

MLS® #	E4435612
Price	\$649,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	2,236
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	768 Astoria Way
Area	Devon
Subdivision	Devon
City	Devon
County	ALBERTA
Province	AB
Postal Code	T9G 0M7

### Amenities

Amenities	Closet Organizers
Parking	Double Garage Attached

### 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, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	89
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 6th, 2025 at 3:17am MDT