

Courtesy Of Tyler J Ellis Of Real Broker

# \$490,000 - 38 Astoria Place, Devon

MLS® #E4452562

**\$490,000**

3 Bedroom, 3.00 Bathroom, 2,013 sqft  
Single Family on 0.00 Acres

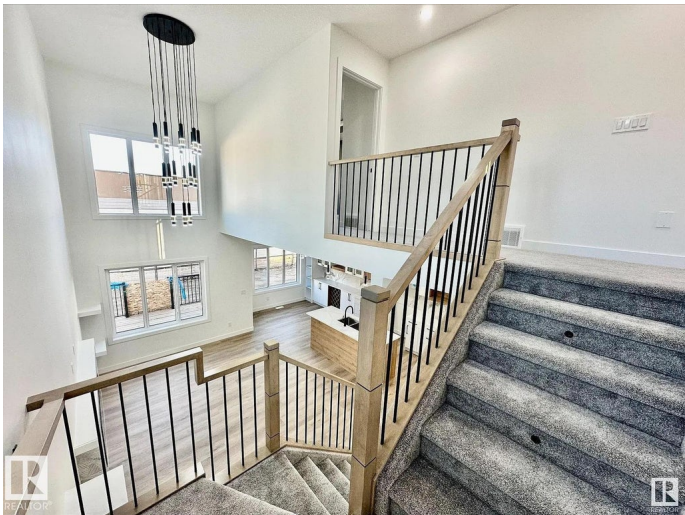
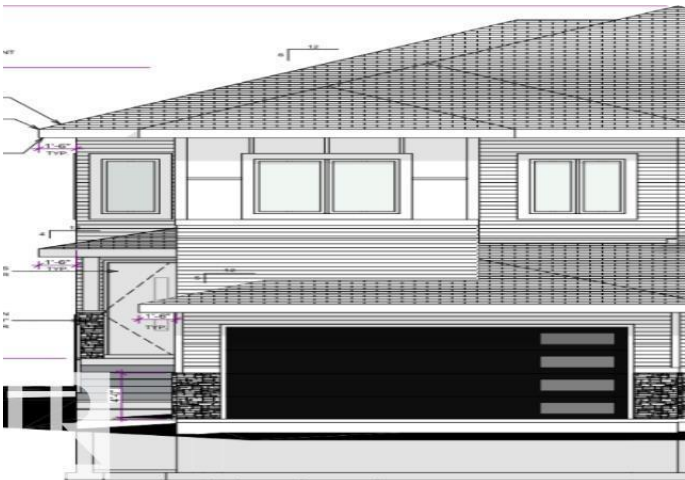
Devon, Devon, AB

Welcome to 38 Astoria Place – a beautifully crafted half duplex offering over 1,900 sq ft of stylish, modern living. This 2-storey home features 3 spacious bedrooms, a large bonus room, 3 full bathrooms, and a versatile main floor den. The open-concept main floor boasts soaring 9' ceilings, expansive windows for natural light, and a walk-through pantry for added convenience. The primary suite offers a walk-in closet and a spa-inspired ensuite. The basement includes a side entrance and is ready for future development with rough-ins in place. Additional highlights include a double attached garage with EV charger rough-in, floor drain, garage heater prep, and hot/cold water taps. Built for comfort and efficiency with an HRV system, radon protection, and fire-rated demising walls. Located in a vibrant, family-friendly Devon community close to parks, trails, and schools. Don't miss this incredible opportunity – your dream home awaits!

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452562  |
| Price     | \$490,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 2,013         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 38 Astoria Place |
| Area        | Devon            |
| Subdivision | Devon            |
| City        | Devon            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9G 0M7          |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Attached, Front Drive Access                                              |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### 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 August 12th, 2025

Days on Market 32

Zoning Zone 92

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Listing information last updated on September 13th, 2025 at 3:32pm MDT