

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

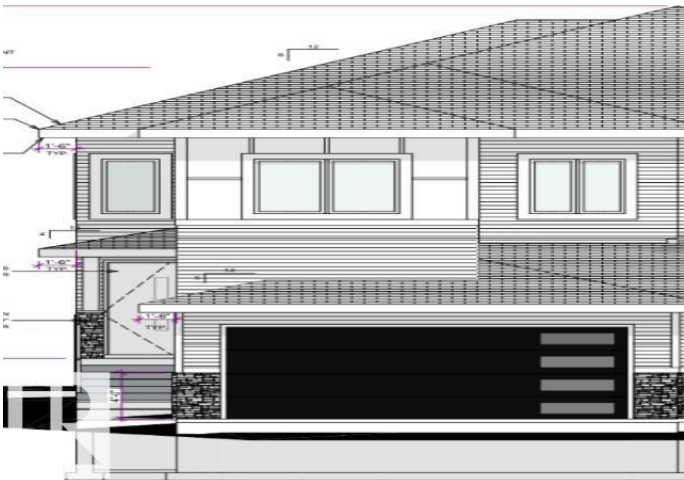
Devon, Devon, AB

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 9

Zoning Zone 92

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Listing information last updated on August 21st, 2025 at 1:17pm MDT