



## Devon Alberta

**\$524,999**

Welcome to 38 Astoria Place -an exceptional brand-new, half duplex in the thriving community of Devon. Offering over 1,900 sq ft of thoughtfully designed living space, this modern 2-storey home features 3 bedrooms, a generous bonus room, 2.1 bathrooms, and a main-floor den perfect for a home office or guest room. The open-concept layout showcases 9' ceilings, expansive windows, and contemporary finishes that create a bright, inviting atmosphere. The primary suite includes a walk-in closet and a private ensuite for added comfort. Enjoy the convenience of a double attached garage. Built with efficiency and peace of mind in mind, this home includes an HRV system, radon protection, and fire-rated demising walls. Located close to parks, trails, schools, shopping, and everyday amenities. This is a fantastic opportunity to own a stylish new home in a family-friendly community! (id:6769)

Living room 4.29 m X 3.76 m

Dining room 2.84 m X 3.68 m

Kitchen 3.42 m X 2.97 m

Den 2.91 m X 2.81 m

Primary Bedroom 4.11 m X 3.67 m

Bedroom 2 3.4 m X 3.09 m

Bedroom 3 4.39 m X 3.34 m

Bonus Room 3.05 m X 4.4 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.houseforsaleinedmonton.ca/>

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