

**873 Devonia Circle W**  
**Lethbridge, Alberta**

**MLS # A2242170**



**\$549,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | The Crossings          |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | Bi-Level               |               |                  |
| <b>Size:</b>     | 1,440 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | City Lot, Interior Lot |               |                  |

|                    |                                                                                                       |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                                                                          | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s) |                   |      |

**Inclusions:** n/a

This well designed bi level is a must see! The main floor features an open floorplan with a lovely kitchen, dining room, 4 piece bath, a spacious living room, as well as 2 bedrooms. You'll love the gas fireplace in the living room, and the large windows that flood this space with incredible light. The kitchen features stainless steel appliances, a pantry, and quartz countertops! This model has the primary suite all on it's own level, giving you the ultimate private retreat, with a stunning 5 piece ensuite and walk in closet. There is a large double vanity, free standing tub, shower, and even a water closet. The basement is open for future development, with your laundry room, space for two more bedrooms, a huge family room, and another 4 piece bath as well as some great storage space. Outside you'll love the street view, and that the deck is already built for you to enjoy! The Crossings is a wonderful community, and this home is built just a short walk from a park and playground, and the incredible YMCA is just a five minute walk from your front door. Give your REALTOR® a call and come see this fabulous new floorplan.