



Anne French  
Your REALTOR®  
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413 Devonia Way W  
Lethbridge, Alberta

MLS # A2304739



**\$595,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Walk-In Closet(s)		

**Inclusions:** Underground Sprinklers, Garage Heater, 220 Volt in Garage, 2 TV Mounts

Welcome to this beautiful two storey by Van Arbor Homes. From the moment you walk up the covered front entry, this home just feels inviting. The main floor is bright, open, and designed for real life. The kitchen is a standout with white cabinetry, a massive island, gas stove, the double fridge/freezer combo that is sure to capture your attention and tons of lighting. It flows perfectly into the living and dining space, making it ideal for everyday living or hosting. You’ve also got a great front entry, a functional mudroom, and a powder room tucked away where it should be. Upstairs is where this home really shines. The primary suite is spacious and the ensuite feels like your own little retreat with two separate vanities, a soaker tub, and a large separate shower. The walk-in closet connects right to the laundry room, and you can also access it from the hallway, which just makes life easier. The basement is fully finished with a fourth bedroom, full bathroom, and a huge family room. Outside, the deck has added privacy glass on both sides, and the yard is set up with underground sprinklers. This home is fully loaded with extras including central air conditioning, central vacuum with attachments, and a heated garage with high ceilings, great storage, extra lights & plugs including 220. It’s one of those homes that just checks all the boxes.