



Anne French
Your REALTOR®
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502 Devonia Road W
Lethbridge, Alberta

MLS # A2308038



\$499,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,032 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Skylight(s), Walk-In Closet(s)		

Inclusions: All Furnishings excluding white vanity/desk in second bedroom, decor, books, Artwork, bedding, throw pillows, throw blankets, etc

Worried about buying furniture for your home! This home comes furnished. Located in the prestigious area of The Crossings, this Avonlea built Bilevel is located within walking distance of schools, parks, play grounds, public library, and The Cor Van Ray Fitness Center. Excellent floor plan with very little wasted space throughout. As you are walking up to the home you will notice the Cement Fibre Board Siding, wide front steps and covered veranda. Once inside feel the brightness of the large front entry, plenty of space for guests to remove their shoes. Just few steps up and you will love how open the living, kitchen and dining room are. Love to cook! This kitchen is loaded with cabinets and lots of Granite counter space. The Skye Light definitely adds to the already bright area. Just off the dining room you will enjoy barbecuing and relaxing on your covered deck. Note the mature trees for privacy of the neighbours. Primary bedroom has a nice walk in closet and ensuite c/w five foot walk-in shower. Secondary bedroom and four piece bath complete the main floor. Basement is framed to show how you could complete 2 more bedrooms, family room and another full bathroom. The attached garage is insulated, drywalled, painted and roughed in for a future heater should you so desire. You will love the manicured fenced yard c/w irrigation, making it easy to maintain. On top of the furnishings we are also including, kitchen appliances, washer/dryer, all window coverings and central air. Take advantage of this great home in an excellent location.