# \$599,900 - 809 Devonia Circle W, Lethbridge

MLS® #A2220180

#### \$599,900

4 Bedroom, 3.00 Bathroom, 1,320 sqft Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

Welcome to this almost new bi-level home in the sought-after Crossings neighbourhood of West Lethbridge! Perfectly positioned close to schools, restaurants, shopping, and the rec centre, this home offers both convenience and comfort for busy families or active professionals. Step inside to discover a spacious open-concept main floor with a stunning kitchen at its heartâ€"complete with a huge island, upgraded stainless steel appliance package, and plenty of cabinet space for all your culinary needs. The layout is ideal for entertaining or keeping an eye on the kids while you cook. The fully finished basement adds even more functional living space, featuring large windows for natural light and a cozy family room for movie nights or relaxation. One of the standout features of this home is the private saunaâ€"a luxurious touch that makes it easy to unwind after a long day. With quality finishes throughout and modern design, this home is move-in ready and waiting for you to make it your own.

Built in 2023

#### **Essential Information**

MLS® # A2220180 Price \$599,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3







Square Footage 1,320 Acres 0.10 Year Built 2023

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

### **Community Information**

Address 809 Devonia Circle W

Subdivision The Crossings

City Lethbridge
County Lethbridge

Province Alberta
Postal Code T1J5X1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Sauna

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Range Hood,

Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Basement, Gas

1

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 12th, 2025

Days on Market 2

Zoning R-CL

## **Listing Details**

Listing Office Real Estate Centre - Lethbridge

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