



GRASSROOTS
REALTY GROUP

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**809 Devonia Circle W
Lethbridge, Alberta**

MLS # A2220180



\$599,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,320 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Sauna		

Inclusions:	n/a
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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 heart—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 sauna—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.