



GRASSROOTS
REALTY GROUP

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**873 Devonia Circle W
Lethbridge, Alberta**

MLS # A2242170



\$549,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	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.