



**GRASSROOTS**  
REALTY GROUP

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**828 Devonia Circle W  
Lethbridge, Alberta**

**MLS # A2250511**



**\$525,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,342 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to your new home in The Crossings! This 3-bedroom vaulted bungalow blends modern design with everyday comfort. Step inside to soaring ceilings and an open floor plan that makes the kitchen, dining, and living spaces the true heart of the home. With three bedrooms upstairs and an undeveloped basement already laid out for two more bedrooms, a family room, and a bath, there's plenty of room for your vision to grow. Outside, the yard is ready for your finishing touches, giving you the chance to design it exactly how you want. With a washer and dryer included, moving in is simple. All of this in one of Lethbridge's most desirable neighbourhoods, close to schools, parks, shopping, and recreation. A home that feels great today, with room to become even more tomorrow.