



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**514 Devonia Road W
Lethbridge, Alberta**

MLS # A2275458



\$569,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,545 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: firewood under the deck

Welcome to this beautifully fully finished 2016 two-storey offering 4 bedrooms and 4 bathrooms, designed for modern family living with standout style and functionality from top to bottom. From the moment you arrive, the Hardie board exterior delivers durability as well as exceptional curb appeal paired with beautiful black accents. Inside, you'll appreciate the elevated craftsmanship and timeless finishes, including quartz countertops throughout, beautiful high end vinyl plank flooring, and a warm gas fireplace that anchors the main living space. The kitchen is a true showpiece with a gas cooktop, ample prep space, big island, and a newer Bosch dishwasher, making everyday living and entertaining effortless. Practical details are dialed in as well, with a fantastic built-in dining bench in the dining area—perfect for hosting friends, enjoying meals, or playing cards. Also, a mudroom for clean organization upon entry, and upstairs laundry exactly where you need it most. The primary suite upstairs, is a retreat, complete with a spa-inspired five-piece ensuite. upstairs also has 2 more bedrooms, and a full bathroom for the kids. In the fully developed basement you'll find another bedroom, family room, full bathroom, and a sound proofed office space! Step outside to a fully landscaped and fenced backyard featuring a Tech Deck and a gas hookup for your BBQ. Additional highlights include air conditioning, a finished garage, and hot water on demand—all combined to deliver comfort, convenience, and a truly move-in-ready experience. This is the kind of home that impresses in photos and feels even better in person—so don't wait to book your private showing today.