



**661 Devonia Road W
Lethbridge, Alberta**

MLS # A2276213



\$594,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,295 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: none

Brand new, fully finished, and priced to outperform in value! Offering 5 bedrooms (3 up, 2 down) and 3 bathrooms, with a bright walkup basement, this build delivers the space, layout, and upgrade package your looking for! Step inside to a large and beautiful foyer, and up to an open, modern main floor featuring a showpiece cozy living room fireplace, granite countertops throughout the whole house, full-height cabinetry to the ceiling for a clean, high-end finish, and a full energy star appliance package including washer, dryer, a gas stove and central air! The main floor primary suite checks every box with a walk-in closet, a gorgeous private ensuite, and laundry just outside the door! The 2 secondary bedrooms on the main offer no compromise in size. Downstairs, the 9’ basement ceilings and huge windows make the lower level feel anything but “basementy.” You’ll love the secondary laundry setup, (start training those teens!) the wet bar for entertaining, extra large family room, and the smart design that creates an unbelievable amount of storage under and around the stairs. Add in the stunning contrast of the black hand rails paired with bright walls and warm vinyl floors, instant hot water on demand, full energy smart build from top to bottom, and a front attached double garage already plumbed for heat—plus the opportunity to add rear parking if you want to explore it, and you’ve got a home that’s both lifestyle and long-term value. Call your agent today to book your private viewing now, and make this beautiful house your home.