



**493 Devonia Way W
Lethbridge, Alberta**

MLS # A2292594



\$629,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, window coverings, A/C, garage door opener and controls.

Welcome to 493 Devonia Way W! This two-storey home has plenty of space for the whole family and will be amazing for entertaining guests. With 2,050 square feet of living space across the main and upper level, you'll never feel cramped in this home. The open floorplan on the main floor is perfect for nightly meals and then relaxation after. There's also access to the back deck from the dining room that will be a big hit during those warm southern Alberta months. The attached double garage is also accessible from this level. Moving upstairs, the main feature here is the primary bedroom equipped with a walk-in closet and a 4pc ensuite bath. You will love coming home to this private retreat after a long day of work. There's another two bedrooms on this level and a laundry room. Last but not least, the basement features plenty of space with two more bedrooms and a large rec room that can be turned into whatever you want. Along with a great backyard, this will be a huge hit with the whole family. Contact your favourite REALTOR®; today!