



**441 Devonia Way W  
Lethbridge, Alberta**

**MLS # A2121003**



**\$620,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge x2, Dishwasher x2, 1 gas stove, 1 electric stove, Range Hoods x2, Washers x2, Dryers x2, Furnaces x2, Tankless HW x1, Garage opener & remote(s) x1

Here is a VERY rare 7 bedroom/5 bathroom home, that has a private entrance for the 3 bedroom LEGALLY SUITED space downstairs. Built in 2021 with 4 bedrooms in the second floor and laundry upstairs and a family room up stairs too, makes the privacy and separation the best possible, the home has about 3000 sq ft of total living space.&nbsp; The multi generational home is coming up in numbers as a way to have grandparents/grandkids parents and/or older kids, even siblings to live with you. All fully finished and all appliances included. Why not live in a larger and newer home but a suite to help with the costs of homes continuing to climb and share the debt load. Lots of single parents with kids could maybe have this work for them. Beats an apartment or a condo! It even has a back alley for additional off street parking if the roommates have additional vehicles and they can be off street too. Longer possession is AOK. Street is low traffic. Close to all the amazing westside amenities, university, huge YMCA with gyms, skating/hockey rinks, curling, huge pool, and more.