



**405 Devonia Way  
Lethbridge, Alberta**

**MLS # A2151877**



**\$510,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, stove, dishwasher, microwave, washer and dryer, window coverings and garage door remotes. Hot tub is negotiable

Visit REALTOR® website for additional information. Charming 3-bedroom, 2.5-bath home at 405 Devonia Way W, built in 2015 and located in the desirable Crossings subdivision. Enjoy an open concept main floor with a kitchen featuring an island, pantry, and quartz countertops. The dining room opens to the back deck, and the living room is bright with a gas fireplace. Upstairs has 3 bedrooms, including a primary with ensuite. The basement is unfinished with bathroom plumbing. Landscaped, fenced yard, hot tub option, and air conditioning complete this home.