



**GRASSROOTS**  
REALTY GROUP

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**518 Devonia Road W  
Lethbridge, Alberta**

**MLS # A2156803**



**\$520,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Front, Heated Garage,		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Standard Shaped Lot, Street Lighting, Undergr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

**Inclusions:** Central Air conditioner for main floor, 2 x Dishwashers, 2 x Microwave hood fans, 2 x Refrigerator's, 2 x Stacked Washer and Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener

This home boasts impressive street appeal with Composite Siding and a stunning front foyer, perfectly designed for a charming bistro table. This is a rare find: a legally suited home with an attached heated double garage! The property features two bedrooms and two bathrooms upstairs, along with two bedrooms and one bathroom downstairs. As you approach the main floor, you'll notice that the entryway has been updated with glass and maple railing on the stairs. Upon reaching the main floor, you'll find a kitchen equipped with stainless steel appliances and granite countertops throughout. The kitchen also includes a corner pantry and a side broom closet; you can never have too much storage. The main floor offers an open-concept layout with a small deck off the dining room. The basement features a walkout design, allowing for ample natural light due to the large windows. There is a backyard patio space and a 20' x 20' parking pad just steps from your back door! Since this home is legally suited, it offers two heat sources and on-demand hot water, ensuring that no one ever runs out of hot water. To enhance soundproofing, sound dampening features have been installed, including a soundbar in the ceiling and two layers of drywall. Each suite has its own stacking laundry, making it convenient for both residents and renters. Additional features include underground sprinklers, partial fencing, a dog door, and a dog run on the side of the home, a feature from when the sellers lived here. This is an investment opportunity you do not want to miss! Call your favourite REALTOR today and book a viewing!!