



**441 Devonia Way W  
Lethbridge, Alberta**

**MLS # A2196171**



**\$595,000**

<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 (4 yrs old)
<b>Beds:</b>	8	<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, Landscaped, Lawn, Rectangular Lot, Street		

<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 stove, 2 washers, 2 dryers, 2 furnaces, Tankless hot water tank, Garage opener & remote(s)

Welcome to this modern home with an exceptional basement legal suite, built in 2021! This 8 BEDROOM property offers incredible value with over \$300,000 of mortgage debt paid by the rental income from the fully self-contained 3-bedroom, 2-bathroom suite. With a separate entry and additional parking at the back, your tenants will enjoy privacy, and you'll never have to worry about parking or disturbing your neighbors. Plus, with the University of Lethbridge just nearby, finding tenants is a breeze! This spacious home boasts over 3000 sq. ft., and by renting out the legal suite, you'll still have almost 2100 sq. ft. of living space all to yourself! The main floor features a large living room, a kitchen with beautiful UPGRADED GRANITE countertops, a dining area leading to the backyard/deck, plus a versatile bedroom (perfect for an office or guest room) and a 4-piece bathroom—ideal for multi-family living or hosting visitors. Upstairs, you'll find an OVERSIZED living room, FOUR LARGE bedrooms, AND a luxurious primary suite, complete with ample space for relaxation. The upper floor also includes a convenient laundry area & storage space. Step outside into the beautifully landscaped backyard, complete with a deck perfect for entertaining and relaxing. The property backs onto green space, providing privacy and scenic views, and you can even see the new Westside school from your home. Location is everything! You're just a short drive or walk to the YMCA, grocery stores, restaurants, the chiropractor, schools, public library, and a variety of green spaces—making this the perfect home for convenience and lifestyle. With the income from the legal suite significantly contributing to your mortgage, this home offers a smart

investment and a comfortable living experience. Don't miss out—schedule a viewing with your agent, TODAY!