



GRASSROOTS
REALTY GROUP

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**661 Devonia Road W
Lethbridge, Alberta**

MLS # A2211669

\$599,900



Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Sloped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: See Appliances...plus 10 year Progressive New Home Warranty.

Under Construction scheduled for September 2025, is this brand new bi-level home featuring 2350 total square feet of developed living space from Custom Quality Build! This 5 bed, 3 bath home will be completely finished to the basement with a forced walk-out basement to covered patio and a few steps up to the backyard area. CQB always delivers their new homes to clients with the appliances and central a/c included. Main floor and Basement both feature 9 foot ceilings! Main floor features 3 bedrooms including primary bedroom with ensuite and walk-in closet. Living room features electric fireplace. Kitchen has quartz counters, stainless steel appliances and sliding glass doors to deck out back. Another full bathroom and a laundry closet complete the main. Basement is also fully developed with family room that has a wet bar, games/media room, 2 more bedrooms, another full bathroom, laundry room, and a furnace/utility room with tankless hot water. Walk-out to the covered patio below the deck. There is a 22x22 garage for your vehicles and hardiboard siding for your exterior! Move in and enjoy!