

# \$549,900 - 873 Devonia Circle W, Lethbridge

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MLS® #A2242170

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,440 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

This well designed bi level is a must see! The main floor features an open floorplan with a lovely kitchen, dining room, 4 piece bath, a spacious living room, as well as 2 bedrooms. You'll love the gas fireplace in the living room, and the large windows that flood this space with incredible light. The kitchen features stainless steel appliances, a pantry, and quartz countertops! This model has the primary suite all on it's own level, giving you the ultimate private retreat, with a stunning 5 piece ensuite and walk in closet. There is a large double vanity, free standing tub, shower, and even a water closet. The basement is open for future development, with your laundry room, space for two more bedrooms, a huge family room, and another 4 piece bath as well as some great storage space. Outside you'll love the street view, and that the deck is already built for you to enjoy! The Crossings is a wonderful community, and this home is built just a short walk from a park and playground, and the incredible YMCA is just a five minute walk from your front door. Give your REALTORÂ® a call and come see this fabulous new floorplan.



Built in 2025

## Essential Information

MLS® #                      A2242170

Price                        \$549,900

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,440       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 873 Devonia Circle W |
| Subdivision | The Crossings        |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1J 5W3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s)                                                        |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Has Basement      | Yes                                                                                                   |
| Basement          | Full, Unfinished                                                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Interior Lot, City Lot |

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Composite Siding, Wood Frame |
| Foundation   | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 55              |
| Zoning         | R-CL            |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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