

# \$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 REALTOR® 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	51
Zoning	R-CL

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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