

\$514,900 - 800 Devonia Circle W, Lethbridge

MLS® #A2077467

\$514,900

4 Bedroom, 4.00 Bathroom, 1,131 sqft

Residential on 0.10 Acres

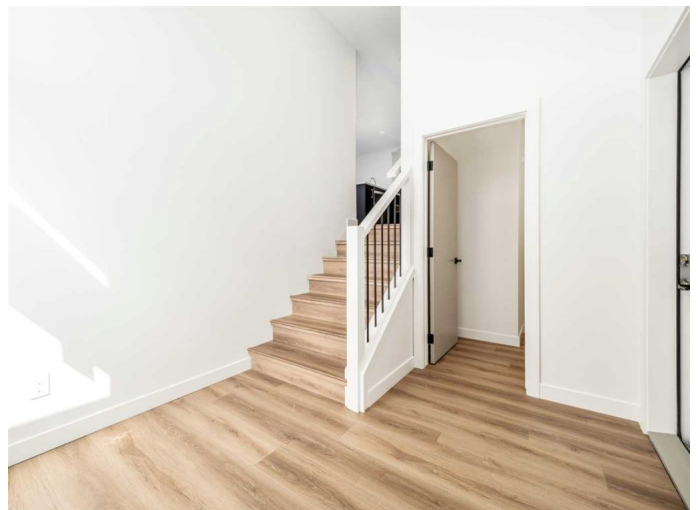
The Crossings, Lethbridge, Alberta

Are you in search of a property that offers both comfortable living and the potential for rental income? Look no further! This stunning Van Arbor-built home is brand new and includes the coveted New Alberta Home Warranty, providing you with peace of mind and assurance.

Upon entering this remarkable property, you'll be greeted by the upper unit, thoughtfully designed for modern living. It boasts 2 spacious bedrooms, 2 well-appointed bathrooms, and a kitchen that will make any culinary enthusiast's heart skip a beat. The dining area seamlessly flows into a cozy living room, creating the perfect space for both relaxation and entertaining. Step outside onto the inviting backyard deck to enjoy the fresh air and outdoor tranquility. Additionally, the property features a convenient double attached garage and a separate laundry area for your utmost convenience.

As you venture downstairs, you'll discover the second suite, offering even more possibilities. This self-contained unit comprises 2 comfortable bedrooms, 2 stylish bathrooms, and a kitchen that far exceeds the typical basement suite standards. The living area provides ample room for leisure and connects to a separate entrance, ensuring privacy and independence for both units.

The curb appeal of this property is nothing



short of impressive, showcasing the quality and craftsmanship that Crossing Architecturals is renowned for. The exterior upgrades not only enhance the property's aesthetic appeal but also provide lasting durability.

Located in a vibrant community, this home offers proximity to an array of amenities, beautiful parks, and the beloved YMCA center, catering to the diverse needs and interests of your family. Whether you're looking for a spacious family home with an income-generating opportunity or a multi-generational living solution, this property has it all.

Don't miss out on the chance to make this exceptional property your own. Your dream home awaits!

Built in 2022

Essential Information

MLS® #	A2077467
Price	\$514,900
Sold Price	\$509,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,131
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	800 Devonia Circle W
Subdivision	The Crossings

City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5X1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2023
Date Sold	October 31st, 2023
Days on Market	61
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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