

\$585,000 - 836 Devonia Circle W, Lethbridge

MLS® #A2120190

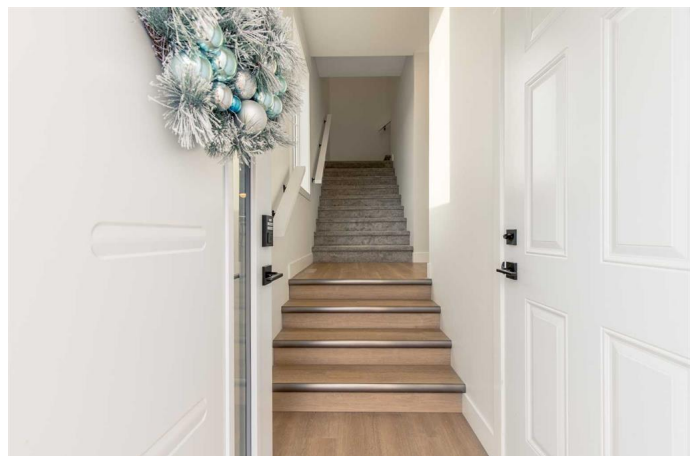
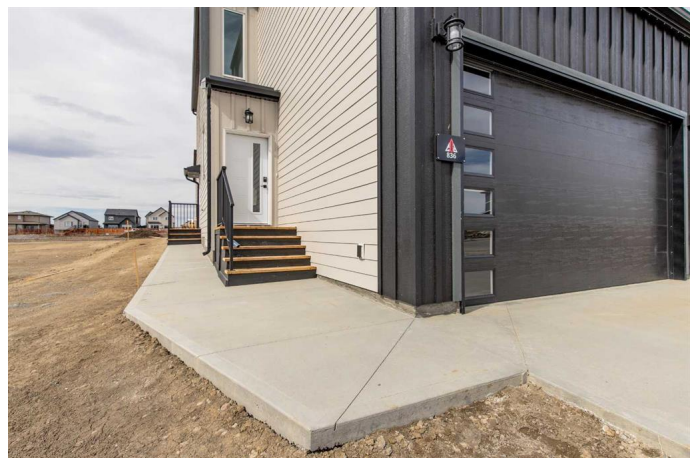
\$585,000

4 Bedroom, 3.00 Bathroom, 1,809 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

BRAND NEW & READY FOR YOU! Another quality project from Custom Quality Build Ltd. - Welcome to this fantastically appointed 4 bedroom, 2.5 bathroom home that has potential for multigenerational living! This beautiful home stands as a testament to the craftsmanship of a CQB home, with a thoughtfully designed plan that leaves no corners cut. With 4 bedrooms on the upper level and the potential for different basement configurations, this property offers an ideal solution for extended families, a home-based business or great family room/rec room space. As you step inside, the main floor features a good size office and an open-concept living space that seamlessly connects the living, dining, and kitchen area. Kitchen features quartz counters, stainless steel appliances, and corner pantry. Living room is well designed electric fireplace and large windows that let in tons of natural light. There is also a 2 piece bathroom on the main floor. Upper level houses 4 bedrooms including primary bedroom with its own 5 piece ensuite bath and walk-in closet. You'll find 3 more good sized bedrooms that offer flexible space for a growing family or home office setup. Second level also has another 5 piece bathroom and separate laundry room. Undeveloped basement has separate side entrance with an interior door that can be closed off to main home. A sense of privacy comforts you. Future basement development could have potential for a 1 bed , 1 bath, family room setup...or 2



beds, 1 bath, small office/kitchenette setup...or no bedrooms, a bathroom, and a very large family room setup. Framing can be changed easily. Extra large covered deck out back is a fantastic add-on to enjoy the outdoors. Backyard area opens to back alley for rear access. Get all this while nestled in the coveted Crossings neighbourhood in West Lethbridge. This home is within arm's reach of excellent schools, a shopping center, ice rinks, and the local YMCA. Convenience is at your doorstep making daily errands and leisure activities a breeze. Progressive New Home Warranty Included! Call your favourite Realtor today for a tour!

Built in 2023

Essential Information

MLS® #	A2120190
Price	\$585,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,809
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	836 Devonian Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1J 5X1

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Tankless Water Heater, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features Other

Lot Description Back Lane, Standard Shaped Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024

Date Sold May 4th, 2024

Days on Market 30

Zoning R-CL

HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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