

\$575,000 - 812 Devonia Circle W, Lethbridge

MLS® #A2156248

\$575,000

5 Bedroom, 4.00 Bathroom, 1,537 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

JUST BUILT & FINISHED AUGUST 2024!
BRAND NEW AND READY FOR YOU! You asked and Custom Quality Build listened!
FULLY FINISHED TO THE BASEMENT 2 STOREY GREEN ENERGY EFFICIENT RATED HOME IN THE CROSSINGS WITH DECK INCLUDED! PROGRESSIVE NEW HOME WARRANTY ALSO INCLUDED! This home has built-green certification with high efficiency dual zone furnace, Heat Recovery ventilation system(for your health!), ready for solar install at the panel(if you decided to buy one), & is also panel ready to install a charger for an electric vehicle! Welcoming entry also features door to double attached garage. Well designed open plan for kitchen, dining room, and living room. Kitchen features quartz counters, stainless steel appliance package, & bigger than average pantry! Garden doors to deck out back just off the dining room. Living room features big window to let in plenty of light, and an electric fireplace to cozy up to in the winter. Main floor also has a 2 piece bathroom. Upper level has 4 bedrooms including primary bedroom with 5 piece ensuite featuring double vanity and tub/shower combo. There is also a laundry closet with machines included. Second level also features another full 4 piece bathroom with tub/shower combo. Basement has separate side entrance and is fully developed with family room with wet bar, 5th bedroom, 4 piece bathroom with tub/shower combo, and a utility room that also features secondary laundry hookups. Could



easily convert to separate space for multigenerational living! Home has convenience of central a/c(being installed 08/08) and tankless hot water. The Crossings neighbourhood features architectural controls for all homes to have hardiplank cement fiber board siding! This neighbourhood is fantastic with proximity to parks, schools, restaurants, shopping, YMCA with pool, ice rinks, and other amenities! Buy before end of August 2024 and receive free front landscaping(sod and tree) from builder!

Built in 2024

Essential Information

MLS® #	A2156248
Price	\$575,000
Sold Price	\$580,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,537
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	812 Devonia 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, Garage Door Opener, Insulated

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Tankless Water Heater, Washer
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 23rd, 2024
Days on Market	46
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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