

\$520,000 - 518 Devonia Road W, Lethbridge

MLS® #A2156803

\$520,000

4 Bedroom, 3.00 Bathroom, 1,019 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

This home boasts impressive street appeal with Composite Siding and a stunning front foyer, perfectly designed for a charming bistro table. This is a rare find: a legally suited home with an attached heated double garage! The property features two bedrooms and two bathrooms upstairs, along with two bedrooms and one bathroom downstairs.

As you approach the main floor, you'll notice that the entryway has been updated with glass and maple railing on the stairs.

Upon reaching the main floor, you'll find a kitchen equipped with stainless steel appliances and granite countertops throughout. The kitchen also includes a corner pantry and a side broom closet; you can never have too much storage.

The main floor offers an open-concept layout with a small deck off the dining room.

The basement features a walkout design, allowing for ample natural light due to the large



windows. There is a backyard patio space and a 20' x 20' parking pad just steps from your back door!

Since this home is legally suited, it offers two heat sources and on-demand hot water, ensuring that no one ever runs out of hot water. To enhance soundproofing, sound dampening features have been installed, including a soundbar in the ceiling and two layers of drywall.

Each suite has its own stacking laundry, making it convenient for both residents and renters.

Additional features include underground sprinklers, partial fencing, a dog door, and a dog run on the side of the home, a feature from when the sellers lived here.

This is an investment opportunity you do not want to miss! Call your favourite REALTOR® today and book a viewing!!

Built in 2016

Essential Information

MLS® #	A2156803
Price	\$520,000
Sold Price	\$515,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,019
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	518 Devonia Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J7

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Attached, Garage Faces Front, Heated Garage, Parking Pad

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Front Yard, Lawn, Standard Shaped Lot, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle

Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	September 9th, 2024
Days on Market	28
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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