

\$584,900 - 833 Devonia Circle W, Lethbridge

MLS® #A2177305

\$584,900

3 Bedroom, 3.00 Bathroom, 1,965 sqft
Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

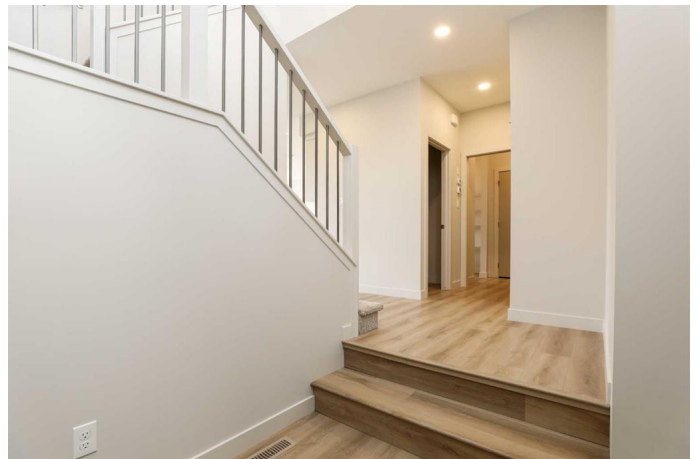
Welcome to your dream home in The Crossing! Built by Van Arbor, this 1,965 sq ft gem combines style, comfort, and an unbeatable location for families and professionals alike.

Step into the bright main floor where the kitchen, dining, and living areas flow seamlessly—ideal for everything from family dinners to gatherings with friends. The kitchen's large island is perfect for casual meals, while the cozy living room, with its gas fireplace, invites you to relax and unwind. Step outside to a partially covered deck, perfect for BBQs and lazy afternoons, with a backyard ready for your own landscaping touches.

Upstairs, the primary suite awaits as your personal retreat, complete with a luxurious 5-piece ensuite and walk-in closet. Laundry is right there for convenience, and the bonus room offers a flexible space for movie nights or a quiet escape. Two more bedrooms and a stylish bathroom make this level ideal for family or guests.

Sitting on a 4,200 sq ft lot, this home also features a double attached garage and easy access to everything The Crossing has to offer—shopping, dining, the YMCA, and scenic walking paths.

With Van Arbor's quality and thoughtful design, this home is ready to impress. Reach



out to your realtor and come see why life in
The Crossing is the perfect fit!

Built in 2023

Essential Information

MLS® #	A2177305
Price	\$584,900
Sold Price	\$577,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,965
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	833 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	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Garage Control(s), 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	Back Lane
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame, Other
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	November 19th, 2024
Days on Market	15
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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