

\$595,000 - 441 Devonia Way W, Lethbridge

MLS® #A2196171

\$595,000

8 Bedroom, 5.00 Bathroom, 2,064 sqft

Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

Welcome to this modern home with an exceptional basement legal suite, built in 2021! This 8 BEDROOM property offers incredible value with over \$300,000 of mortgage debt paid by the rental income from the fully self-contained 3-bedroom, 2-bathroom suite. With a separate entry and additional parking at the back, your tenants will enjoy privacy, and you'll never have to worry about parking or disturbing your neighbors. Plus, with the University of Lethbridge just nearby, finding tenants is a breeze!

This spacious home boasts over 3000 sq. ft., and by renting out the legal suite, youâ€™™ still have almost 2100 sq. ft. of living space all to yourself! The main floor features a large living room, a kitchen with a beautiful UPGRADED GRANITE countertop, a dining area leading to the backyard/deck, plus a versatile bedroom (perfect for an office or guest room) and a 4-piece bathroomâ€™™ ideal for multi-family living or hosting visitors.

Upstairs, you'll find an OVERSIZED living room, FOUR LARGE bedrooms, AND a luxurious primary suite, complete with ample space for relaxation. The upper floor also includes a convenient laundry area & storage space.

Step outside into the beautifully landscaped backyard, complete with a deck perfect for entertaining and relaxing. The property backs onto green space, providing privacy and scenic views, and you can even see the new



Westside school from your home.

Location is everything! Youâ€™re just a short drive or walk to the YMCA, grocery stores, restaurants, the chiropractor, schools, public library, and a variety of green spacesâ€”making this the perfect home for convenience and lifestyle.

With the income from the legal suite significantly contributing to your mortgage, this home offers a smart investment and a comfortable living experience. Donâ€™t miss outâ€”schedule a viewingÂ with your agent,Â TODAY!

Built in 2021

Essential Information

MLS® #	A2196171
Price	\$595,000
Sold Price	\$580,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,064
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	441 Devonia Way W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Carport, Alley Access, Garage Door Opener
Interior	
Interior Features	Breakfast Bar, Ceiling Fan, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite



Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	February 25th, 2025
Date Sold	April 11th, 2025
Days on Market	45
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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