

\$549,900 - 486 Devonia Way W, Lethbridge

MLS® #A2200641

\$549,900

5 Bedroom, 3.00 Bathroom, 1,307 sqft
Residential on 0.11 Acres

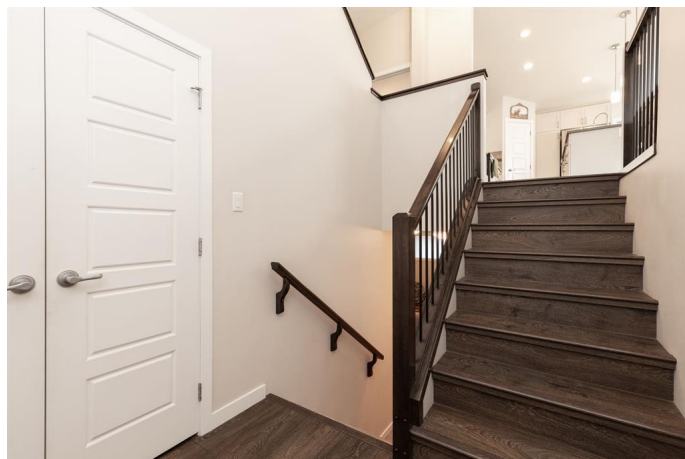
The Crossings, Lethbridge, Alberta

Welcome to this stunning 5-bedroom, 3-bathroom home in the Crossings, one of West Lethbridge's most sought-after neighborhoods. With over 2,100 square feet of total developed living space, this home is designed for comfort and functionality.

The open-concept main floor is filled with natural light and features beautiful finishes throughout. The modern kitchen is equipped with quartz countertops, sleek cabinetry, and a central island that provides plenty of space for meal prep and entertaining. The main living area flows seamlessly into the dining space and family room, creating a warm and inviting atmosphere.

The primary bedroom is conveniently located on the main floor and includes a private ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. Downstairs, you'll find a spacious second living room with a cozy gas fireplace, perfect for relaxing with family or hosting guests. Two more generously sized bedrooms and another full bathroom provide flexibility for a growing family or dedicated office space.

The fully fenced yard includes a dedicated dog run, offering a secure area for pets to enjoy. Located close to schools, parks, the YMCA, and shopping, this home is in an ideal location for families looking for convenience and a strong sense of community. Bonus features of



the home also include Gem Stone Lighting and Underground Sprinklers.

This beautifully designed home is ready for its next owners to move in and make it their own.

Built in 2015

Essential Information

MLS® #	A2200641
Price	\$549,900
Sold Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,307
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	486 Devonia Way W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Corner Lot, Dog Run Fenced In, Front Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Siding, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2025
Date Sold	March 25th, 2025
Days on Market	16
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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