



GRASSROOTS

REALTY GROUP

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**681 Devonia Road W
Lethbridge, Alberta**

MLS # A2291654



\$789,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,796 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Quartz Counters		

Inclusions: FRIDGE, GAS STOVE, BUILT IN OVENS, DISHWASHER, GARBURATOR, MICROWAVE, RANGE ROOD, TANKLESS HOT WATER HEATER, HUMIDIFIER, SUMP PUMP, CENTRAL A/C, WASHER/DRYER

Welcome to 681 Devonia Road W — where refined luxury meets everyday family living. This beautifully crafted 1,796 sqft modified bi-level offers an exceptional blend of style and functionality, designed with modern families in mind. Featuring 5 bedrooms and 4.5 bathrooms, this home provides the perfect balance of space and comfort for growing families. Step inside to a bright and welcoming entryway with generous storage, leading up to an open-concept main level featuring soaring 9’ ceilings, expansive windows, and seamless flow throughout. The living room is anchored by a sleek electric fireplace, creating a warm and inviting space for gathering. The kitchen is both stunning and functional, complete with quartz countertops, custom cabinetry, a 48” gas cooktop, double built-in ovens, built-in microwave, and a spacious walk-in pantry. The adjoining dining area opens onto a back deck equipped with a gas line for future use, ideal for summer evenings and outdoor dining. The primary suite is located on the main level and is a true retreat, offering a spacious walk-in closet and a spa-like ensuite with double sinks, a fully tiled walk-in shower, and a luxurious soaker tub. A stylish powder room completes this level. Upstairs, two generously sized bedrooms each feature their own private 4-piece ensuite and large closets — an ideal setup for children, guests, or multi-generational living. A thoughtfully designed laundry room with a sink adds everyday convenience. The fully finished walk-out basement expands your living space with tall ceilings, a second electric fireplace, a wet bar, and a large family room. Two additional bedrooms provide flexibility for a growing family, guests, or a home office. There is a secondary laundry space in the mechanical room. Additional features include luxury vinyl plank flooring throughout, hot water on demand, central

A/C, custom railings, and durable hardie board siding. The oversized 22' x 25' attached garage with 13' ceilings offer incredible storage and functionality, complete with gas hookups, and electric car ready plug outlet. The tall garage with a side mount opener offers the opportunity to incorporate a hydraulic lift to store your summer vehicle. This home is the perfect combination of upscale design and practical family living — offering space, comfort, and luxury in every detail!