



**GRASSROOTS**

REALTY GROUP

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**664 Devonia Road W  
Lethbridge, Alberta**

**MLS # A2324132**



**\$640,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry, See Remarks		

**Inclusions:** N/A

Welcome to this beautifully finished 2026-built family home in The Crossings, offering 1,822 sq. ft. of thoughtfully designed living space with modern finishes, functional design, and the peace of mind of new home warranty coverage. With 3 bedrooms, 3 bathrooms, a bonus room, attached double garage, undeveloped basement, and convenient side entry, this home is well suited for growing families or buyers looking for stylish space with room to expand. The main floor features a bright open-concept layout designed for everyday living and entertaining, highlighted by an open-to-above living room with a stunning 20 ft tall marble-style fireplace mantle that creates an impressive focal point and adds a true sense of scale and elegance. The spacious kitchen is complete with quartz countertops, full tile backsplash, black fixtures, an island, ample cabinetry, and all appliances included—including washer and dryer—making this home move-in ready from day one. Vinyl flooring throughout adds a seamless modern look while offering the durability and low-maintenance finish busy households will appreciate. Upstairs, the spacious primary suite offers a full ensuite and walk-through closet, while two additional bedrooms and the bonus room provide flexibility for kids, guests, a home office, or a second family living space. Step outside to a large deck that extends your living space outdoors and creates the perfect spot for summer evenings, BBQs, and entertaining. Located in one of Lethbridge’s most desirable family neighbourhoods close to parks, schools, walking paths, and amenities, this is a well-appointed new home that combines style, practicality, and long-term value.