



GRASSROOTS
REALTY GROUP

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668 Devonia Road W
Lethbridge, Alberta

MLS # A2346198



\$699,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

This isn't just your ordinary family home... it is elevated! Through the front door you are greeted with a sunken foyer with a closet, and then up a couple steps in to the beautiful main floor. This home has everything your family might need... a large walk through mudroom and pantry just off the kitchen, the perfect size main floor office, a living room with fireplace, and a great size dining room with a built in bench. Large windows surround the main floor and flood the entire space with the best natural light. The kitchen features a great size island, and stainless steel appliances including a built in wall oven, electric cooktop, and dishwasher. You'll note the deck is already on at the back. The half bath is nicely tucked away from your living area. The second floor boasts 2 great size bedrooms with a 4 piece bathroom in the middle, a large bonus room, and then your primary bedroom with ensuite oasis! This ensuite is stunning... a free standing tub, walk in shower, double vanity, and a water closet. The laundry is conveniently located on the second floor as well, meaning those clothes might actually get put away! The basement is open for future development with room for 2 more bedrooms, a family room, a bathroom, and storage space too. Located in the highly desirable Crossings community, this home truly is a must see. It is located just a short walk to parks, playgrounds, the YMCA, restaurants, a pharmacy, the new elementary school that is currently under construction, and so much more! Give your REALTOR ® a call and come and see all this great home has to offer!