

# \$599,900 - 478 Devonia Way W, Lethbridge

MLS® #A2205408

**\$599,900**

4 Bedroom, 4.00 Bathroom, 2,015 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

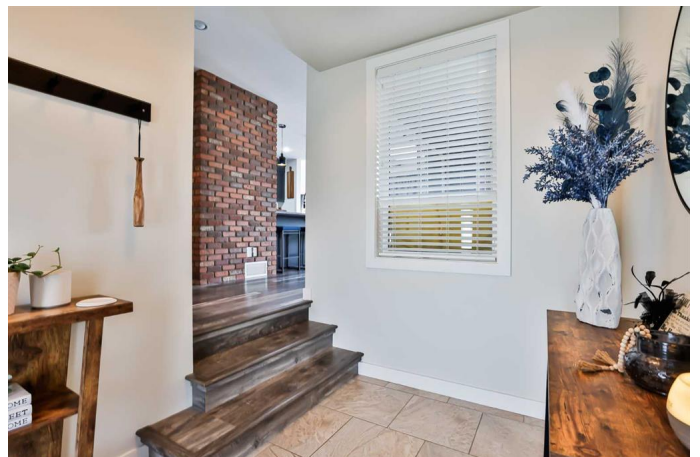
Discover the pinnacle of modern living in this ultra-chic, Van Arbour-built two-story home located in The Crossings. This stunning 2015 sq. ft. residence, with its remarkable curb appeal, is meticulously designed to captivate. Upon entering, you'll be greeted by a striking brick wall and an open floor plan that seamlessly connects the kitchen, dining, and living areas. The dining nook opens to a side courtyard, offering a private retreat perfect for savoring your morning coffee or diving into a good book. The second floor boasts a large master retreat, complete with a beautiful en-suite featuring double sinks, a spacious walk-in shower, and a dedicated makeup area. Additionally, there are two more spacious bedrooms, a convenient laundry area, and a private bonus living room great for kids play area or a cozy place watching movies. The fully developed basement extends the living space with a fourth bedroom, a cozy family room, and an additional four-piece bathroom. Situated in a vibrant, up-and-coming neighborhood, this fabulous turnkey property is just steps away from The Crossings' amenities. Move in with ease, bringing only your furniture and groceries, and start enjoying your new home immediately.

Built in 2016

## Essential Information

MLS® #

A2205408



|                |             |
|----------------|-------------|
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,015       |
| Acres          | 0.09        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 478 Devonia Way W |
| Subdivision | The Crossings     |
| City        | Lethbridge        |
| County      | Lethbridge        |
| Province    | Alberta           |
| Postal Code | T1J 5J6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Built-in Features, Vinyl Windows, Sump Pump(s) |
| Appliances        | See Remarks                                                                                                                                                                                 |
| Heating           | Forced Air                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                              |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Interior Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Brick, Composite Siding                        |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 18               |
| Zoning         | R-L              |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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