

**489 Devonia Way W  
Lethbridge, Alberta**

**MLS # A2154078**



**\$550,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Dishwasher, Washer and Dryer, All window coverings including curtains, rods and blinds. Air Conditioner, Range Hood, Gas Cooktop, Wall Oven & Microwave

Welcome to your dream home at 489 Devonia Way, a beautifully designed 1,866 square-foot two-story residence located in the desirable Crossings community. This stunning property boasts three spacious bedrooms and 2.5 bathrooms, making it the perfect haven for families or anyone seeking ample space. As you approach the home, you'll be captivated by the thoughtful architectural details, including durable hardy board siding and enhanced exterior features that add both interest and beauty to the facade. The oversized double car garage is a standout, offering extra length for storage or a workbench area, perfect for hobbyists and DIY enthusiasts. Step inside to discover a stunning interior that exudes elegance and warmth. The large front entrance is complemented by a window, allowing natural light to flood the space, and an oversized front closet provides ample storage. The living room features a tray ceiling and windows that span the entire rear of the home, along with a cozy gas fireplace—perfect for relaxing evenings at home. The kitchen boasts quartz countertops, a wall oven and microwave, a gas cooktop, a stainless steel hood fan, and a walk-in pantry. The dining room is enhanced by an expansive patio door with a transom window above. The white and glass railing leads you to the second floor, where a large media room awaits at the top of the stairs, featuring vaulted ceilings and additional pot lights. The primary bedroom also features a vaulted ceiling, a large window, a spacious walk-in closet, and an ensuite that you will love, complete with double sinks, a freestanding tub, a separate water closet, and a 5-foot shower. Don't forget the window that lets in abundant natural light. The second floor also includes two additional bedrooms, a full bathroom, and a laundry room with extra shelving and a closet for added convenience. The

backyard is a true gem, featuring a spacious pressure-treated deck with two walls of obscured, 6-foot-tall privacy glass for wind protection. The yard is fully landscaped and fenced, backing onto a lane for extra space and the possibility of additional lane access for storage. Located in West Lethbridge, this home is conveniently situated near high schools, the ATB Centre, a future elementary school, and a variety of amenities, making it an ideal location for families and active lifestyles. Call your favorite REALTOR® today to book a showing!