

**816 Devonia Circle W  
Lethbridge, Alberta**

**MLS # A2174628**



**\$629,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,739 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See appliances.		

BRAND NEW HOME FINISHED TO THE BASEMENT FROM CUSTOM QUALITY BUILD! Estimated completion is Mid-December 2024! Move in before Christmas! We know you want a home that is completely finished on the inside, and CUSTOM QUALITY BUILD continues to deliver! This is the 3rd home on the street being built by this builder, and it has added extras like air conditioning, full appliance package, a deck, & finished basement already included in the price. Open plan for main with large welcoming entry. Enjoy 9 foot ceilings and vinyl plank floors. Living room is open to above with high ceiling! Kitchen has quartz counters and butler pantry. As mentioned, appliances are included. Upper level houses 3 bedrooms, including primary with 5 piece ensuite. Upper level also has another full bathroom & a bonus room that could be used for reading nook, small gym, or office area. There is also a laundry closet on this level. Basement will be fully developed with family room, 2 more bedrooms, and another full bathroom. Garage will be wired and ready for an electrical car charger, should you need one. Even the front landscaping is included! The Crossings is a fantastic neighbourhood with architectural controls of hardboard siding for all homes. Beautiful curb appeal! Home comes with Progressive New Home Warranty!