

**493 Devonia Way W  
Lethbridge, Alberta**

**MLS # A2176114**



**\$545,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,072 sq.ft.	<b>Age:</b>	2015 (9 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, Back Yard, Front Yard, Landscaped		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Step into the heart of luxury and functionality at 493 Devonia Way W! Nestled in the highly desirable Crossings neighborhood, this stunning family home is crafted to impress with upgraded hardy board siding and stylish stone veneer. The open-concept main floor is perfect for entertaining, with a spacious kitchen and living area that brings everyone together. The walkthrough pantry off the garage adds convenience to your grocery trips. Upstairs, unwind in your spacious primary suite, complete with room for a king-sized bed and an elegant ensuite featuring a jetted tub, dual sinks, and a large shower. A second living space, two additional bedrooms, and a thoughtfully designed laundry room make family living effortless. The fully finished basement offers an expansive rec room, two more bedrooms, and an extra bathroom—ideal for guests or older children. This home is all in on providing the space and practicality needed. The thriving community of The Crossings is in close proximity to schools, parks, shopping, restaurants, the library and state of the art indoor and outdoor athletic facilities. Providing everything for nurture and growth. A must-see for any family looking to elevate their lifestyle!