

**816 Devonia Circle W  
Lethbridge, Alberta**

**MLS # A2188802**



**\$639,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2025 (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.		

JUST COMPLETED JANUARY 2025! ANOTHER BRAND NEW HOME FINISHED TO THE BASEMENT FROM CUSTOM QUALITY BUILD! 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 built by this builder, and it has added extras like air conditioning, full appliance package, a deck, front landscaping, & a 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 and features Starock panel feature wall above electric fireplace! Kitchen has quartz counters and butler pantry. There is even a pot filler on the wall above the stove. Stainless steel kitchen appliances are included with large side by side fridge/freezer combo, built-in wall oven, and built-in microwave! Upper level houses 3 bedrooms, including primary with 5 piece ensuite. Upper level also has another full bathroom & a flex space that could be used for a reading nook or office area. There is also a laundry closet on this level. Basement is fully developed with family room and wet bar, 2 more bedrooms, and another full bathroom. Garage will be wired and ready for an electrical car charger, should you ever need one. Even the front landscaping is included! The Crossings is a fantastic neighbourhood with architectural controls of hardiboard siding for all homes. Beautiful curb appeal! Home comes with Progressive New Home Warranty! Dare to compare!