

# \$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

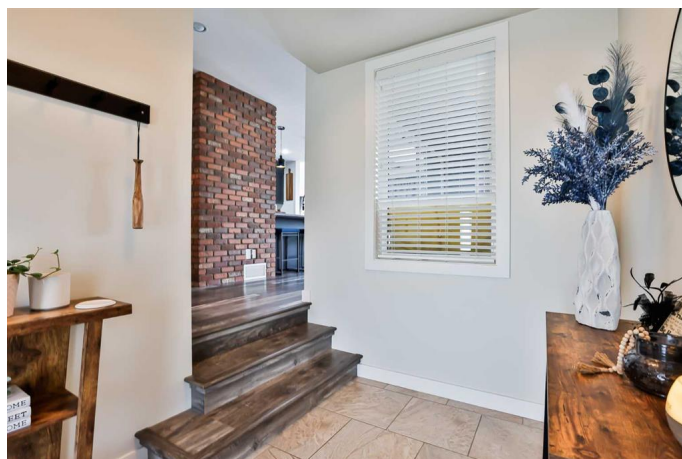
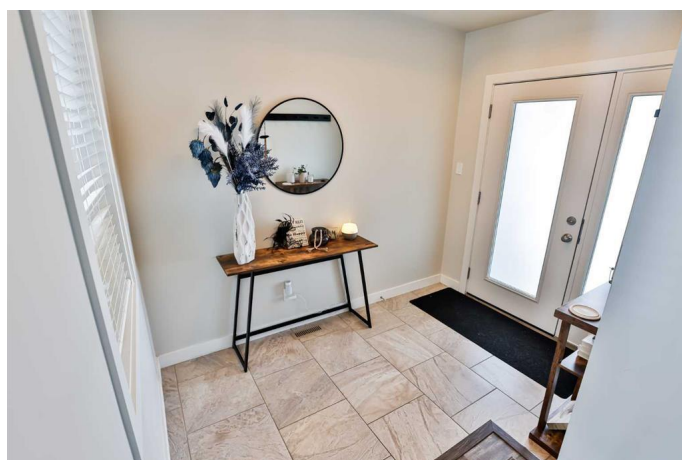
Discover the pinnacle of modern living in this ultra-chic, Van Arbour-built two-story home located in The Crossings. This stunning 2015 sq. ft. residence, with its remarkable curb appeal, is meticulously designed to captivate. Upon entering, you'll be greeted by a striking brick wall and an open floor 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, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), 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	5
Zoning	R-L

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.