

# \$565,000 - 809 Devonia Circle W, Lethbridge

MLS® #A2220180

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.10 Acres

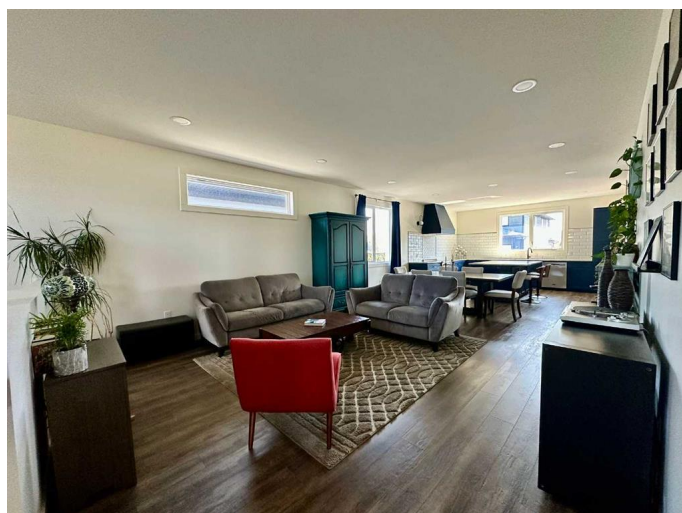
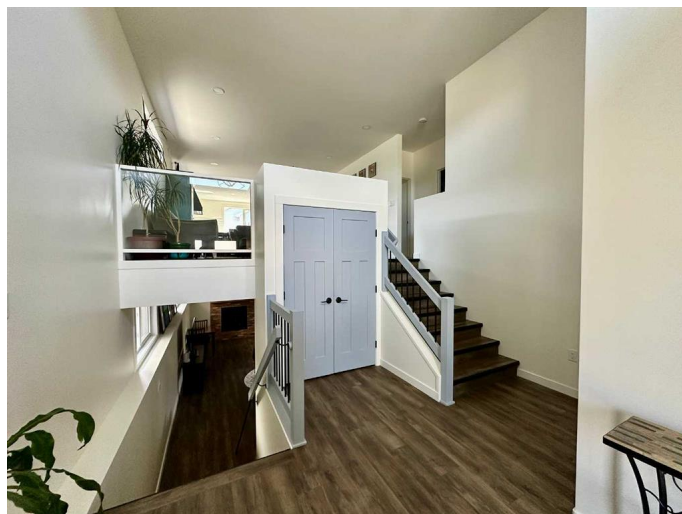
The Crossings, Lethbridge, Alberta

Welcome to this almost new bi-level home in the sought-after Crossings neighbourhood of West Lethbridge! Perfectly positioned close to schools, restaurants, shopping, and the rec centre, this home offers both convenience and comfort for busy families or active professionals. Step inside to discover a spacious open-concept main floor with a stunning kitchen at its heart—complete with a huge island, upgraded stainless steel appliance package, and plenty of cabinet space for all your culinary needs. The layout is ideal for entertaining or keeping an eye on the kids while you cook. The fully finished basement adds even more functional living space, featuring large windows for natural light and a cozy family room for movie nights or relaxation. One of the standout features of this home is the private sauna—a luxurious touch that makes it easy to unwind after a long day. With quality finishes throughout and modern design, this home is move-in ready and waiting for you to make it your own.

Built in 2023

## Essential Information

MLS® #	A2220180
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,320
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	809 Devonia Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J5X1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Sauna
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	41
Zoning	R-CL

**Listing Details**

Listing Office	Real Estate Centre - Lethbridge
----------------	---------------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.