

# \$599,000 - 841 Devonia Circle W, Lethbridge

MLS® #A2218845

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,824 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

Step into this brand new, thoughtfully designed 2-storey home in The Crossings, offering just over 1,800 sq. ft. of modern living. From the moment you enter, you'll notice the bright, open layout that blends functionality with comfort. The main floor features a generous front entryway leading into a stunning central kitchen, complete with a large island, ceiling-height cabinetry, and stylish built-in niches. The kitchen flows seamlessly into the dining nook and living area—each offering views of the covered deck and backyard, making it ideal for both everyday living and entertaining.

Enjoy upgraded touches throughout, including a feature wall in the dining space and a cozy built-in nook perfect for a home office or homework station. Just off the garage entry, you'll find a walk-in pantry, coat closet, and a convenient 2-piece bath.

Upstairs, a second living area offers the perfect spot for a kids' lounge or media zone, with two spacious bedrooms connected by a shared 4-piece bathroom. Each bedroom boasts its own walk-in closet, providing plenty of storage. The private primary retreat at the back of the home features a walk-in closet, a sleek 4-piece ensuite, and close proximity to the upstairs laundry room for added convenience.

The basement layout is ready for your finishing



touchesâ€”with space for a fourth bedroom, a third living area, and a large full bathroom. Outside, the backyard is a blank slate with paved lane accessâ€”perfect for creating your dream outdoor space.

Additional highlights include Hardie Board siding, stainless steel kitchen appliances, front landscaping (including sod and tree), and a covered rear deck.

Located just minutes from schools, shopping, restaurants, Cavendish Sports Centre, and parks, this home offers the complete package in one of Lethbridgeâ€™s most sought-after communities.

Built in 2023

**Essential Information**

MLS® #	A2218845
Price	\$599,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,824
Acres	0.09
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	841 Devonia Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta

Postal Code T1J 5X1

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Interior Lot  
Roof Asphalt Shingle  
Construction Cement Fiber Board  
Foundation Poured Concrete

### Additional Information

Date Listed May 6th, 2025  
Days on Market 2  
Zoning R-CL

### Listing Details

Listing Office REAL BROKER

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