

# \$599,900 - 661 Devonia Road W, Lethbridge

MLS® #A2211669

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

Under Construction scheduled for September 2025, is this brand new bi-level home featuring 2350 total square feet of developed living space from Custom Quality Build! Front landscaping now included! This 5 bed, 3 bath home will be completely finished to the basement with a forced walk-out basement to covered patio and a few steps up to the backyard area. CQB always delivers their new homes to clients with the appliances and central a/c included. Main floor and Basement both feature 9 foot ceilings! Main floor features 3 bedrooms including primary bedroom with ensuite and walk-in closet. Living room features electric fireplace. Kitchen has quartz counters, stainless steel appliances and sliding glass doors to deck out back. Another full bathroom and a laundry closet complete the main. Basement is also fully developed with family room that has a wet bar, games/media room, 2 more bedrooms, another full bathroom, laundry room, and a furnace/utility room with tankless hot water. Walk-out to the covered patio below the deck. There is a 22x22 garage for your vehicles and hardiboard siding for your exterior! Move in and enjoy!

Built in 2025

## Essential Information

MLS® # A2211669

Price \$599,900



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,290       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 661 Devonia Road W |
| Subdivision | The Crossings      |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J 5W3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Tankless Water Heater, Washer                                   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Up To Grade  |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Sloped, Standard Shaped Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Wood Frame, Cement Fiber Board         |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 129              |
| Zoning         | R-CL             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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