

\$600,000 - 526 Devonia Road W, Lethbridge

MLS® #A2254397

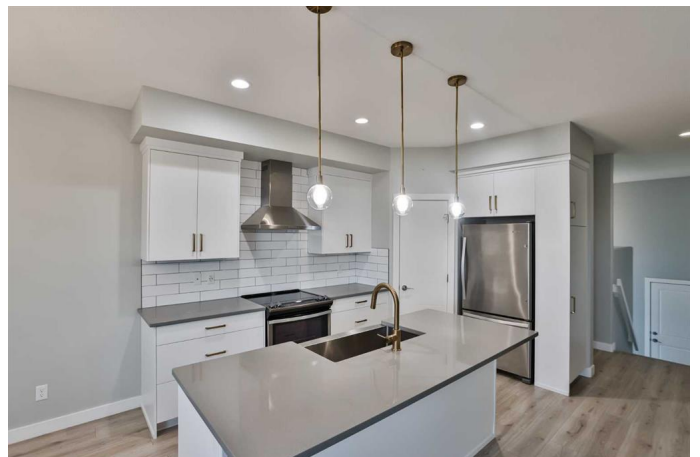
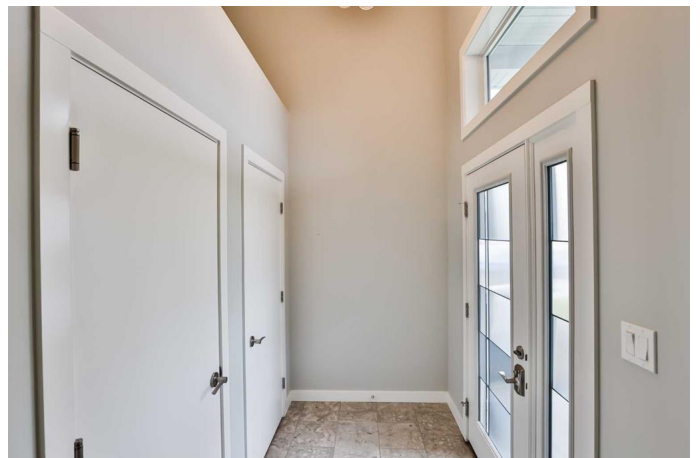
\$600,000

4 Bedroom, 3.00 Bathroom, 1,094 sqft

Residential on 0.09 Acres

The Crossings, Lethbridge, Alberta

Check out this fantastic LEGALLY suited home. This is not just your average investment property, it has beautiful higher end finishes that would make living upstairs and renting out the basement a dream. The upstairs suite features a nice open main floor with laundry room, living room, dining room, and kitchen. The kitchen has stainless steel appliances, a nice island to eat your breakfast at, and quartz countertops too. There are two bedrooms on this floor. The primary is a great size and has 4 piece ensuite and walk in closet. There is another full 4 piece bathroom just outside the other bedroom as well. The main floor suite has access to the double attached garage. Let's not forget the beautiful fully enclosed deck! The basement has a fantastic true walkout, so large windows flood the lower suite with great light. There is a sidewalk all the way from front to back, making access a breeze! This suite features another open floor plan, with living, dining, and a large kitchen. They didn't skimp on finishes down here, the stainless steel appliances and quartz countertops make another appearance. Another laundry room is conveniently located just outside the 2 bedrooms. Both bedrooms are a fantastic size, and there is a full 4 piece bathroom down here as well. The main floor has air conditioning, and the whole place has hot water on demand. Other nice upgrades include composite siding, and a great double parking pad in the back. This suite is set up for success. They truly thought of everything! This



home is located just a short walk from the wonderful YMCA rec center and The Crossings playground, as well as the public library, walking paths, restaurants, groceries, Chinook high school, and the brand new West Coulee Station Elementary School opening Fall 2025. Call your REALTOR® and come see all this great place has to offer!

Built in 2017

Essential Information

MLS® #	A2254397
Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,094
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	526 Devonia Road W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J7

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	11
Zoning	R-L

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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