

# \$595,000 - 526 Devonia Road W, Lethbridge

MLS® #A2254397

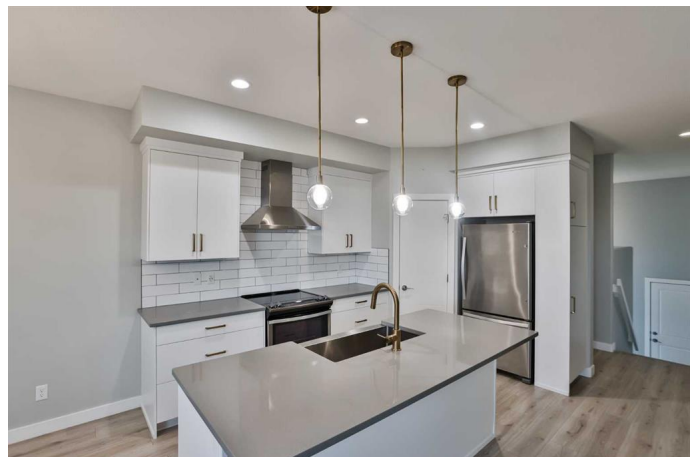
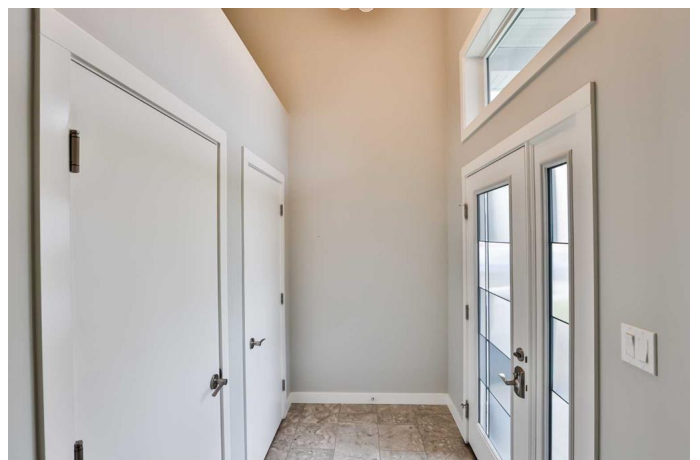
**\$595,000**

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          | \$595,000   |
| 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 | 38                  |
| Zoning         | R-L                 |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - 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.