

**661 Devonia Road W  
Lethbridge, Alberta**

**MLS # A2252891**



**\$599,900**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | The Crossings                          |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | Bi-Level                               |               |                  |
| <b>Size:</b>     | 1,296 sq.ft.                           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Sloped, Standard Shaped Lot |               |                  |

|                    |                                                                                                                                     |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                                                                      | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                                                                                                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |      |

**Inclusions:** See Appliances....plus 10 year Progressive New Home Warranty

JUST COMPLETED! Check out this BRAND NEW bi-level home that features hardiboards exterior and has more than 2500 total square feet of developed living space from Custom Quality Build! Front landscaping included! This 5 bed, 3 bath home is completely finished 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 tall ceilings! Main floor has open plan with 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 room, 2 more bedrooms, another full bathroom, a laundry room, and a furnace/utility room with tankless hot water and tons of storage! Walk-out to the covered patio below the deck. There is also a 22x22 garage for your vehicles. Move in and enjoy!