

\$595,000 - 441 Devonia Way W, Lethbridge

MLS® #A2196171

\$595,000

8 Bedroom, 5.00 Bathroom, 2,064 sqft
Residential on 0.10 Acres

The Crossings, Lethbridge, Alberta

Welcome to this modern home with an exceptional basement legal suite, built in 2021! This 8 BEDROOM property offers incredible value with over \$300,000 of mortgage debt paid by the rental income from the fully self-contained 3-bedroom, 2-bathroom suite. With a separate entry and additional parking at the back, your tenants will enjoy privacy, and you'll never have to worry about parking or disturbing your neighbors. Plus, with the University of Lethbridge just nearby, finding tenants is a breeze!

This spacious home boasts over 3000 sq. ft., and by renting out the legal suite, youâ€™ll still have almost 2100 sq. ft. of living space all to yourself! The main floor features a large living room, a kitchen with a beautiful UPGRADED GRANITE countertops, a dining area leading to the backyard/deck, plus a versatile bedroom (perfect for an office or guest room) and a 4-piece bathroomâ€™ ideal for multi-family living or hosting visitors.

Upstairs, you'll find an OVERSIZED living room, FOUR LARGE bedrooms, AND a luxurious primary suite, complete with ample space for relaxation. The upper floor also includes a convenient laundry area & storage space.

Step outside into the beautifully landscaped backyard, complete with a deck perfect for entertaining and relaxing. The property backs onto green space, providing privacy and scenic views, and you can even see the new



Westside school from your home.

Location is everything! Youâ€™re just a short drive or walk to the YMCA, grocery stores, restaurants, the chiropractor, schools, public library, and a variety of green spacesâ€”making this the perfect home for convenience and lifestyle.

With the income from the legal suite significantly contributing to your mortgage, this home offers a smart investment and a comfortable living experience. Donâ€™t miss outâ€”schedule a viewingÂ with your agent,Â TODAY!

Built in 2021

Essential Information

MLS® #	A2196171
Price	\$595,000
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,064
Acres	0.10
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	441 Devonia Way W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5J7

Amenities

Parking Spaces	4
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Parking Alley Access, Double Garage
Faces Front, Off Street, Park

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan
Storage, Walk-In Closet(s)

Appliances Dishwasher, Garage Control

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite



Exterior

Exterior Features Private Entrance, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,
Street Lighting

Roof Asphalt Shingle

Construction Composite Siding, Mixed, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 25th, 2025

Days on Market 35

Zoning R-L

Listing Details

Listing Office Century 21 Foothills South Real Estate

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