

**3726 Forestry Avenue S**  
**Lethbridge, Alberta**

**MLS # A2256530**



**\$509,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood                                     |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 4 Level Split                               |               |                   |
| <b>Size:</b>     | 2,246 sq.ft.                                | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 6                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Carport, Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Other     |               |                   |

|                    |                                                |                   |     |
|--------------------|------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Flat Torch Membrane                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Stucco                                  | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                                    |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Welcome to 3726 Forestry Ave! This beautiful 5-bedroom home in Redwood, offering space, comfort, and a host of upgrades. With improvements throughout—including a new home feel with updated flooring and more—this property is move-in ready and designed to impress. The layout features an open-concept main living area, creating a bright and inviting atmosphere for family and entertaining. The walkout basement adds incredible functionality, complete with a summer kitchen, perfect for hosting or extended family living. Outside, enjoy the convenience of a single-car garage and a carport along with the open space this property provides. With its blend of modern upgrades and practical features, this home is a rare find in a sought-after community. Don't waste anytime and book your showing today!