



**GRASSROOTS**  
REALTY GROUP

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**3726 Forestry Avenue S  
Lethbridge, Alberta**

**MLS # A2256530**



**\$524,900**

<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>	Separate/Exterior Entry, Finished, Full, 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!