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3618 Forestry Avenue S
Lethbridge, Alberta

MLS # A2305998



\$514,900

Division:	Redwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: Fridge, stove, dishwasher, OTR Microwave, Washer, Dryer

ChatGPT… help me write an MLS description for an amazing house we are about to list. It’s located on Forestry Avenue South, which is an exceptional neighborhood. This home has been meticulously renovated and is ready for a new owner. With a brand new kitchen, brand new appliances, 2 renovated bathrooms… Just kidding! No robot could properly articulate this amazing property. But seriously… this place has been fully renovated for you! Upstairs has all new flooring with a great vinyl plank, and comfy carpets! The kitchen is 100% brand new. All new custom cabinets. All new appliances. A huge new pantry was added in for storage. Quartz countertops, and a one of a kind custom light fixture above the peninsula. This light was created with some of the old glass from the house, and repurposed into a stunning feature. On the tile you’ll find a “brick of gold”. Well, it’s really copper. This was melted down from the old appliances, and equipment from the house and forged into a tile as a talking piece. Upstairs features 3 bedrooms, and a nicely renovated 4 piece bathroom. Downstairs is quite unique. There is a 4th bedroom downstairs. A fully brand new 3 piece bathroom. A huge laundry room with brand new “retro-looking” flooring. But the unique part is there are essentially 2 living rooms down here. One could be the main living area, and the other a theatre. Outside the yard has obviously been meticulously taken care of over the years. A really cool feature is the covered breezeway between the house and the garage. This is a great place to BBQ and hide from the elements. This home comes with a newer furnace, a brand new hot water tank, and a newer torch on roof. This home is vacant, and ready for it’s next owner! Call a REALTOR today and book a showing!