



Anne French
Your REALTOR®
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**3618 Forestry Avenue S
Lethbridge, Alberta**

MLS # A2322597



\$499,900

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, washer, dryer, OTR Microwave

This home has been completely renovated and is ready for its next owner. It has a great mix of character and modern updates, with a lot of care and thought put into the work throughout the home. The main floor has all new flooring, including vinyl plank and carpet, giving it a fresh and comfortable feel. The kitchen has been fully redesigned with custom cabinetry, quartz countertops, new appliances, and a huge added pantry for extra storage. One of the coolest features in the home is the custom light fixture above the peninsula, which was made using original glass from the home. Upstairs you'll find 3 bedrooms and a nicely renovated 4 piece bathroom. The lower level adds even more usable space with a 4th bedroom, a renovated 3 piece bathroom, a large laundry room with a fun retro style floor, and 2 separate living areas. There is plenty of room here for a theatre room, games room, family room, gym, or whatever else fits your needs. Outside, the mature yard has been well cared for and gives you a great outdoor space to enjoy. The covered breezeway between the house and garage is another great bonus, giving you a sheltered spot for BBQing, relaxing, or staying out of the weather. Some of the big ticket updates are already done too, including a newer furnace, brand new hot water tank, and a newer torch on roof. This home is vacant, easy to show, and move in ready. Contact your favourite REALTOR® today to book a showing.