

**3511 Forestry Avenue S
Lethbridge, Alberta**

MLS # A2282891

\$239,900



Division:	Redwood	
Type:	Residential/Five Plus	
Style:	2 Storey	
Size:	1,023 sq.ft.	Age: 1971 (55 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Additional Parking, Off Street	
Lot Size:	0.04 Acre	
Lot Feat:	Back Yard	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Wood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick	Zoning:	R-60
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, D/W, WASHER, DRYER, SHED - ALL AS IS

Hey YQL! Do we have a rare find for you! Located in one of the South Side's most cherished neighbourhoods, 3511 Forestry Ave delivers big value with 3 bdrs up, 1 1/2 baths, its own private yard, additional parking, and NO condo fees! The basement offers a flexible space for an office or kids' playroom, plus laundry and plenty of storage. With a timeless layout, smart functionality, and room to grow, this property checks all the boxes. Perfect for first-time buyers, aspiring landlords, families, or anyone looking for a practical, well-designed space in a fantastic location. Do yourself a favour and watch our video, do a drive-by, have that current pre-approval in place, and then add 3511 Forestry Ave to your short-list to see ASAP.