

# \$179,900 - 208, 4200 Forestry Avenue S, Lethbridge

MLS® #A2256841

**\$179,900**

2 Bedroom, 1.00 Bathroom, 732 sqft

Residential on 0.00 Acres

Redwood, Lethbridge, Alberta

Check out this beautifully updated 2-bedroom, 1-bathroom condo located in the heart of the Southside! This turn-key investment property offers immediate possession, allowing you to start earning rental income right away. The unit features a stylish open-concept layout with contemporary updates throughout, including a sleek kitchen, upgraded flooring, and fresh finishes that appeal to today's renters or homeowners.

Enjoy the convenience of in-suite laundry and the comfort of your own balcony that provides a little outdoor space. The condo also includes one assigned parking stall and is situated close to schools, shopping, public transit, and parks—making it an ideal location for consistent rental demand.

Whether you're expanding your portfolio or looking for a low-maintenance home in a desirable area, this Southside gem delivers on both value and lifestyle. Don't miss your chance to own a property that's ready to perform from day one.



Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2256841  |
| Price      | \$179,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                   |
|----------------|-------------------|
| Square Footage | 732               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 208, 4200 Forestry Avenue S |
| Subdivision | Redwood                     |
| City        | Lethbridge                  |
| County      | Lethbridge                  |
| Province    | Alberta                     |
| Postal Code | T1K 4X7                     |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Assigned, Stall              |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Wood Counters                                  |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner, Stove(s) |
| Heating           | Baseboard                                                                     |
| Cooling           | Wall Unit(s)                                                                  |
| # of Stories      | 3                                                                             |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Other     |
| Roof              | Asphalt Shingle    |
| Construction      | Brick, Post & Beam |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-75                 |

### Listing Details

Listing Office                      Onyx Realty Ltd.

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