

\$317,900 - 203, 1601 9a Avenue S, Lethbridge

MLS® #A2202005

\$317,900

2 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 0.33 Acres

Victoria Park, Lethbridge, Alberta

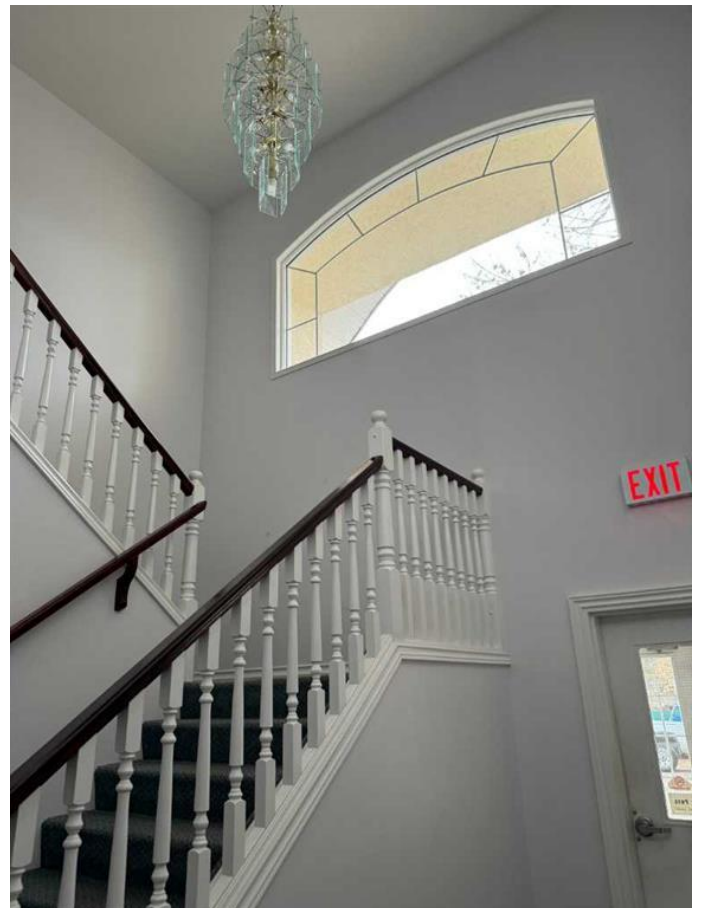
This charming two-bedroom condo is perfect for individuals aged 55 and over who are looking for a peaceful and well-maintained living space. Situated close to the hospital, this second-floor unit offers a serene escape with its large balcony that overlooks beautiful trees, giving it a "treehouse" feel. The interior has been nicely updated with new vinyl plank flooring throughout, large windows that provide ample natural light, and modern stainless steel appliances in the kitchen. The condo features two bedrooms and two baths, including a large master en suite with a luxurious soaker tub and walk-in closet. The 9-foot ceilings add a sense of spaciousness, while the in-suite laundry adds convenience. The kitchen boasts a stylish glass tile backsplash and neutral countertops, creating a modern and elegant look. Residents can enjoy the added security of the building, as well as underground parking with a car wash. The oversize bedrooms and concrete construction make this unit very soundproof, ensuring a quiet and comfortable living environment. Don't miss the opportunity to own this fantastic condo in a desirable location. Contact your favorite REALTOR® today for more information and to schedule a viewing! NO SMOKING, NO PETS ALLOWED.

Built in 1994

Essential Information

MLS® #

A2202005



Price	\$317,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.33
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	203, 1601 9a Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4R1

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Car Wash
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Window Coverings
Heating	Natural Gas, Boiler
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Additional Information

Date Listed March 13th, 2025

Days on Market 22

Zoning R-75

Listing Details

Listing Office Lethbridge Real Estate.com



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