

# \$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

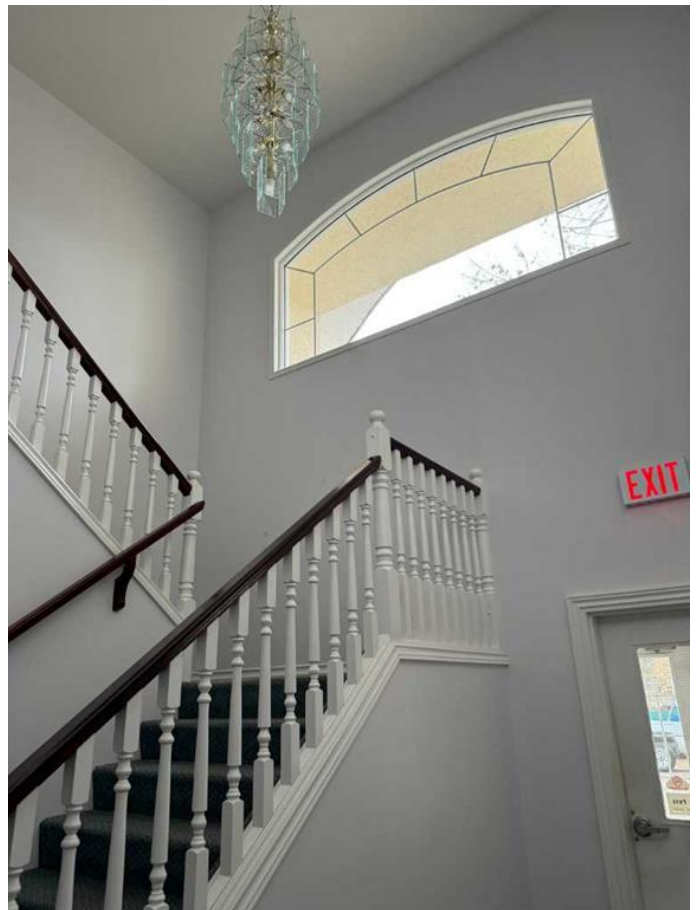
This charming two-bedroom condo is perfect for individuals aged 55 and over who are looking for a peaceful and well-maintained living space. Situated close to the hospital, this second-floor unit offers a serene escape with its large balcony that overlooks beautiful trees, giving it a "treehouse" feel. 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 24

Zoning R-75

### **Listing Details**

Listing Office Lethbridge Real Estate.com



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.