

\$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

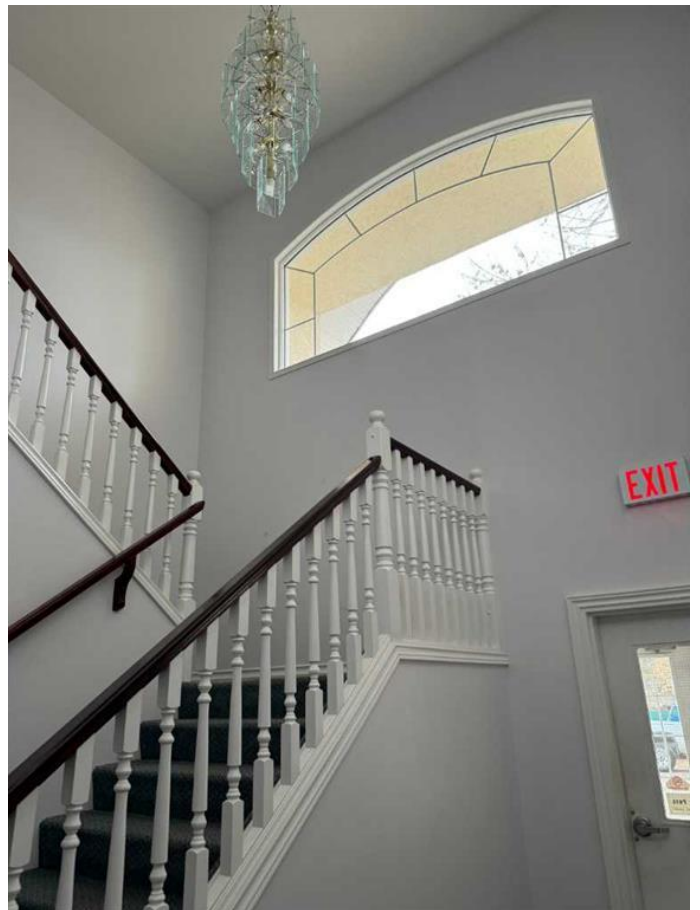
This charming two-bedroom condo is perfect for individuals aged 55 and over who are looking for a peaceful and well-maintained living space. Situated close to the hospital, this second-floor unit offers a serene escape with its large balcony that overlooks beautiful trees, giving it a "treehouse" feel. 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
Sold Price	\$315,000
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	Sold

Community Information

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

Amenities

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

Interior

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

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Additional Information

Date Listed	March 13th, 2025
Date Sold	April 6th, 2025
Days on Market	24
Zoning	R-75
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
----------------	----------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.