

# \$325,000 - 101, 1601 9a Avenue S, Lethbridge

MLS® #A2226939

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,356 sqft

Residential on 0.33 Acres

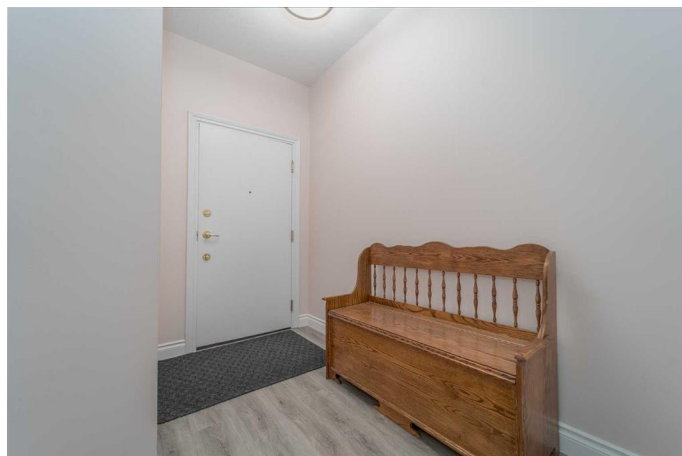
Victoria Park, Lethbridge, Alberta

Welcome to Cameo Manor, a sought-after 55+ community in the heart of beautiful South Lethbridge. This bright and open main floor condo offers 1,356 sq ft of thoughtfully designed living space, combining comfort, convenience, and style.

Step inside to discover brand-new vinyl plank flooring throughout, bringing a modern touch to every room. The spacious layout features 2 generous bedrooms and 2 full bathrooms, including a luxurious primary ensuite that offers a private retreat. Enjoy the added convenience of in-unit laundry and ample storage.

Perfectly positioned on the main floor, this unit allows for easy access—no need for elevators or stairs, but it has an elevator if needed! The building also offers secure underground parking complete with a car wash bay, ideal for year-round use.

Located in the desirable South Lethbridge area, you're just minutes from the hospital, shopping, parks, and all essential amenities. Whether you're looking to downsize or enjoy a simpler, maintenance-free lifestyle, this condo provides a peaceful and welcoming environment in a vibrant 55+ community.



Built in 1994

## Essential Information

MLS® # A2226939

Price \$325,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.33
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	101, 1601 9a Avenue S
Subdivision	Victoria Park
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4R1

### Amenities

Amenities	Car Wash, Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Stall, Underground

### Interior

Interior Features	Built-in Features, Double Vanity, Elevator, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

### Exterior

Exterior Features	Lighting
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Construction      Stucco

### **Additional Information**

Date Listed      June 1st, 2025

Days on Market      3

Zoning      R-75

### **Listing Details**

Listing Office      REAL BROKER

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