



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 1601 9A Avenue S
Lethbridge, Alberta

MLS # A2226939



\$325,000

Division:	Victoria Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,356 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	0.33 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	R-75
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Elevator, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

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.