



103, 1601 9A Avenue S  
Lethbridge, Alberta

MLS # A2171567



**\$324,900**

<b>Division:</b>	Victoria Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vinyl Windows		

**Inclusions:** fridge, wall over, cook top, dishwasher, hood fan, washer, dryer, window coverings, TV wall mounts.

Nestled in an exclusive enclave, this newly renovated, sophisticated residence harmonizes modern elegance with low-maintenance living. Exuding a refined aesthetic, the home showcases new vinyl plank flooring and striking contrasting countertops, complemented by a stylish tile backsplash and island in the kitchen. The kitchen goes beyond ample cabinetry, offering an integrated coffee station an electric cooktop, wall oven, and a glass-paneled Samsung fridge and dishwasher, blending both form and function. and remarkable storage space rarely found in condo living. Adjacent to the living room is a versatile flex room, ideal for use as a guest retreat or office space. The laundry room adds to the convenience with additional storage and counter space. The open-concept design is anchored by a 3-sided fireplace, creating a focal point of warmth and luxury. The expansive primary bedroom features a spacious ensuite with a jetted tub, separate shower, double sinks, and a walk-in closet. Nearly 95% wheelchair accessible, this residence is designed for ease of mobility and comfort. A private, north-facing patio, beautifully backed by shrubs and trees in a dynamic urban forest, offers a tranquil outdoor escape. The impeccably maintained building is constructed of concrete for superior soundproofing, ensuring no sound transfer between neighbors. Reserved for adults (55+), the building offers heated underground parking with a heated ramp, a private car wash, and a designated storage room in the basement. The condo association also boasts a generous reserve fund, ensuring peace of mind for future residents. Condo fees also include all utilities except cable and internet, simplifying the hassle-free living experience. An elevator connects the underground parking to the second floor, ideal for those seeking mobility ease. Set on a tree-lined street just steps from

Chinook Hospital and St. Michael's, and within walking distance to Henderson Lake and the serene Nikka Yuko Japanese Gardens, this boutique building of only 10 units fosters a close-knit and serene community. As a no-smoking property, it offers a peaceful and elevated living experience for discerning residents.