

# \$239,000 - 418, 75 1 Avenue S, Lethbridge

MLS® #A2215448

## \$239,000

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 4.40 Acres

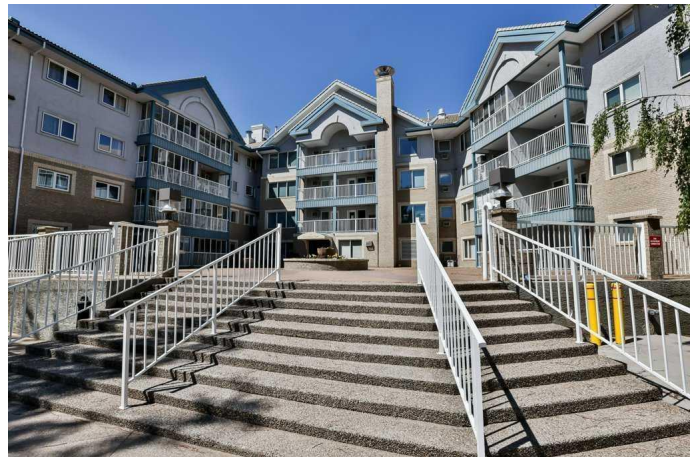
Downtown, Lethbridge, Alberta

Welcome to Rio Vista, a vibrant 55+ condo community offering unbeatable access to downtown amenities. This well-maintained top-floor unit features 1 bedroom and 1 bathroom in an open-concept layout, complete with a bright enclosed sunroom and serene courtyard views. A convenient guest suite is located just steps from the unit. Additional highlights include ample storage, in-suite laundry, and a private storage locker in the heated underground parking garage. Residents enjoy a wide range of amenities such as a social room, exercise facility, Sunrise Lounge, craft and game rooms, library, workshop, gazebo, and an on-site car wash. This is a rare opportunity for low-maintenance living in a prime locationâ€”perfect for retirement. Come experience it for yourself!

Built in 1994

## Essential Information

MLS® #	A2215448
Price	\$239,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	4.40
Year Built	1994



Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	418, 75 1 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J4R2

### Amenities

Amenities	Car Wash, Elevator(s), Guest Suite, Recreation Facilities, Visitor Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Off Street, Underground

### Interior

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Clay Tile
Construction	Brick, Mixed

### Additional Information

Date Listed	April 28th, 2025
Days on Market	3
Zoning	DC

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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