

**418, 75 1 Avenue S
Lethbridge, Alberta**

MLS # A2215448



\$239,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	784 sq.ft.	Age:	1994 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Off Street, Underground		
Lot Size:	4.40 Acres		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 375
Basement:	-	LLD:	-
Exterior:	Brick, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

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 location—perfect for retirement. Come experience it for yourself!