

**104, 75 1 Avenue S
Lethbridge, Alberta**

MLS # A2341999



\$349,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,321 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: Portable A/C Unit

Ready to move into an adult condo, but not ready to give up your space? Take a look at the ground-level unit at Rio Vista. It has 2 bedrooms, 2 full bathrooms, and a den. At over 1300 square feet, it's much larger than most other adult condos available, making downsizing quite a bit easier. There is a large storage and laundry room, plus additional storage in the heated underground parking area. The price per square foot offers great value. This unit has some upgrades, flattened ceiling with potlights, high-spec vinyl flooring, stainless steel appliances in the kitchen, and primary bedroom A/C unit included for your complete comfort. Two bedrooms, plus a den ensure plenty of space whether it is for an office, your guests, or a hobby. The primary bedroom has three closets, and the ensuite has a walk-in shower! The open floor plan leaves room for a large dining table and a great room without leaving the cook alone in the kitchen. An oversized laundry room provides extra storage or perhaps creates a walk-in pantry? There is a heated underground parking spot right next to the elevator and a storage unit on the parking level too. Rio Vista is a wonderful adult complex with a great social club, lots of amenities, including a gym, a workshop, and guest suites. The condo corporation is forward-looking and proactive in repairs and replacements in and around the building. Call your agent for a viewing today as a condo of this size at this price point is rare to find. Vacant and ready for a quick possession.