

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

MLS® #A2215448

## \$239,000

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 4.40 Acres

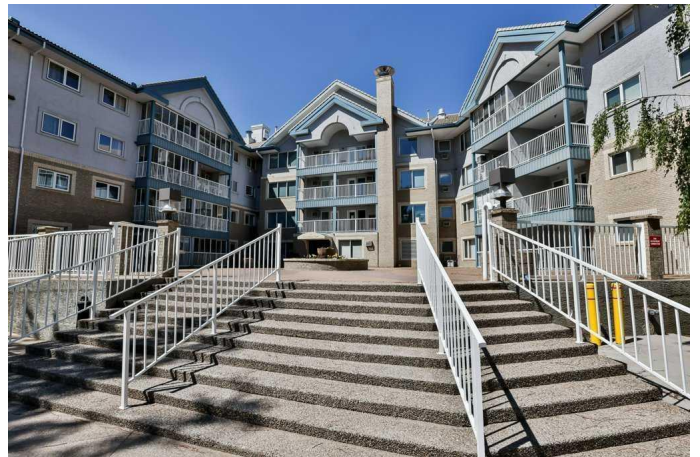
Downtown, Lethbridge, Alberta

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, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
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	7
Zoning	DC

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.