

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

**MLS # A2215448**



**\$239,000**

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!