

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

MLS® #A2215448

\$239,000

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 4.40 Acres

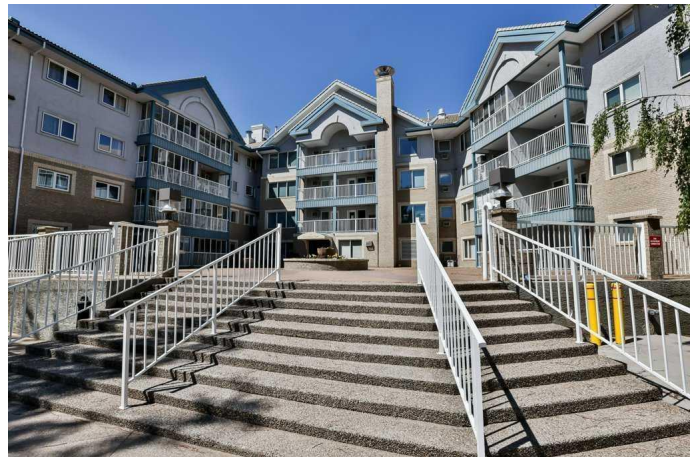
Downtown, Lethbridge, Alberta

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 | 4 |
| 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.