

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

MLS® #A2215448

\$239,000

1 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 4.40 Acres

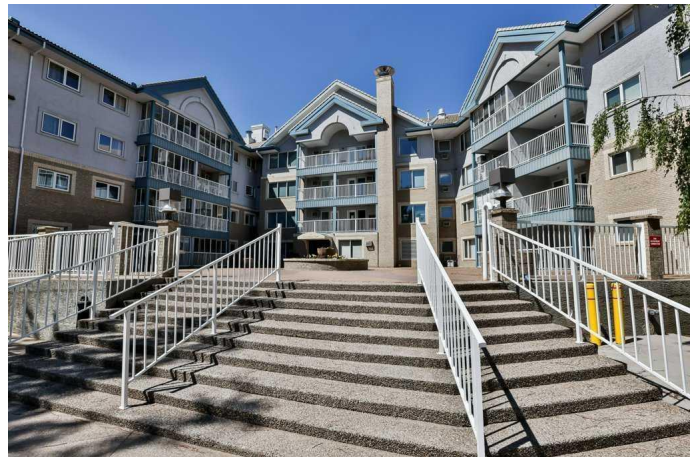
Downtown, Lethbridge, Alberta

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	24
Zoning	DC

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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