



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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!