



306, 75 1st Avenue S
Lethbridge, Alberta

MLS # A2254273



\$329,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,023 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Secured, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|------------------------|-----------------------------------|------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 534 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | Other | Utilities: | - |
| Features: | Elevator | | |
| Inclusions: N/A | | | |

This beautifully maintained 2-bedroom, 2-bath unit offers comfort, convenience, and a vibrant lifestyle in the heart of the city. Rio Vista is a 55+ building known for its strong sense of community, excellent amenities, and prime location. Step inside to discover a bright, open-concept living space with in-suite laundry, a functional kitchen, and a cozy sunroom perfect for morning coffee or evening relaxation. The building features a library, craft and game rooms, fitness center, workshop, and a welcoming lounge area for social gatherings. With heated underground parking and a well-managed condo board, peace of mind comes standard. Enjoy easy access to downtown shops, restaurants, parks, and walking paths along the river valley. Whether you're downsizing or seeking a low-maintenance lifestyle