



GRASSROOTS
REALTY GROUP

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

428, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2258239



\$479,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,806 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Stall		
Lot Size:	4.40 Acres		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 898
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC,V
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Remote for upper blinds, TV in primary, deep freeze

Welcome to Rio Vista! Here is a rare chance to own one of Lethbridge's most unique condos! This two-storey loft apartment offers extra living space upstairs while showcasing incredible downtown views. On the main floor, you'll find a spacious primary bedroom with a private ensuite, a den, a well-designed kitchen, and a dining area that flows beautifully into the living room. Towering cathedral ceilings and large windows draw your eye straight to the sweeping cityscape, while the East facing patio adds a perfect private retreat and blocks the wind! Upstairs, a versatile loft space overlooks the living area and opens onto a second private patio—ideal for enjoying the view. A second living room, comfortable guest bedroom and bathroom will make visitors feel right at home. The building itself offers plenty of perks, including a elevators, heated underground parking with a secure stall, guest rooms, and access to Rio Vista's amenities: fitness centre, hobby room, billiards, library, and an active social calendar! Opportunities like this don't come along often—contact your REALTOR® today to book a showing!