



**227, 75 1 Avenue S
Lethbridge, Alberta**

MLS # A2278536



\$335,000

Division:	Downtown	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	1,023 sq.ft.	Age: 1995 (31 yrs old)
Beds:	2	Baths: 2
Garage:	Stall	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 519
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	Window coverings, & garage door opener		

Welcome to Rio Vista Villas, a well-maintained adult living community located in the heart of downtown Lethbridge. This beautiful 2-bedroom, 2-bathroom unit is ideally situated near the elevator with a conveniently located underground parking stall. The unit boasts numerous upgrades, including newer appliances, with a washer and stove replaced in 2024, as well as updated windows, flooring, paint, toilets, sinks, and fans. The functional layout offers a bright and comfortable living space, perfect for relaxed, low-maintenance living. Residents of Rio Vista Villas enjoy access to outstanding amenities such as an exercise room, recreation room with shuffleboard and pool tables, craft room, library, and a variety of social activities. Additional features include an in-suite laundry room with extra storage and a separate underground storage locker. With so much to offer in a central location, this is an excellent opportunity to enjoy comfortable adult living at its best.