



208, 75 1 Avenue S  
Lethbridge, Alberta

MLS # A2279122



**\$329,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Drive Through, Garage Door Opener, Guest, Heated Garage, Pave		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Window Coverings, Garage Door Opener

This bright and beautifully updated 55+ condo in Rio Vista Villas offers comfortable adult living just steps from downtown Lethbridge and the scenic coulees. The 2-bed, 2-bath layout is designed with privacy in mind, placing the bedrooms on opposite sides of the unit. Recent updates to the flooring and toilets, giving the home a fresh, modern feel. Large windows and a spacious patio invite an abundance of natural light, creating a warm and welcoming atmosphere. The convenience continues with heated underground parking with car wash and wood working room, 2 elevators with access that takes you directly to all levels. Rio Vista Villas provides an impressive range of amenities, including a fitness centre, library, recreation room with pool tables, ping pong, darts and shuffleboard, making it easy to stay active and connected. Also included is a large craft room and library. Its location is ideal, just one block from the mall, close to highway access, and within easy reach of all downtown services, shops, and restaurants. This is a fantastic opportunity to enjoy low-maintenance living in a vibrant and friendly community.