



126, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2206553



\$305,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,226 sq.ft.	Age:	1994 (31 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC,V
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Rio Vista is a 55+ adult living condo community that offers incredible access to downtown amenities, social areas and common rooms that are geared towards independent living. This 1 bed, 1 den unit is 1,226 sq/ft and offers a bright living area with south facing windows. There is an enclosed sunroom with some storage built off of it, 2 full bathrooms, a laundry room in-unit, full sized kitchen and several large closets! It's a practical and open floor plan that can suit a diverse range of needs. The full list of amenities in this building include entertainment options to offer Residents that include lounge spaces, meeting rooms, short-term guest suites on each floor, fitness and billiard/games rooms, craft centre, car wash bay, wood shop, courtyard and walkways to Lethbridge's infamous coulees, and of course the underground parking and storage which is secure and heated!