



126, 75 1 Avenue S  
Lethbridge, Alberta

MLS # A2206553



**\$305,000**

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

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC,V
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!