

# \$305,000 - 126, 75 1 Avenue S, Lethbridge

MLS® #A2206553

**\$305,000**

1 Bedroom, 2.00 Bathroom, 1,226 sqft  
Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

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!

Built in 1994

## Essential Information

MLS® #	A2206553
Price	\$305,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.00



Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	126, 75 1 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4R2

### **Amenities**

Amenities	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Party Room, Storage, Visitor Parking, Recreation Room
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Boiler
Cooling	Wall Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	4
Zoning	DC,V

### **Listing Details**

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.