



GRASSROOTS
REALTY GROUP

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208, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2315036



\$325,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,027 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Remote

Welcome to Unit 208, 75 1 Avenue S, a beautifully maintained and updated 55+ condo in the highly sought-after Rio Vista Villas, offering comfortable, low-maintenance living in a prime south Lethbridge location just steps from downtown amenities and the scenic coulees. Rarely do units like this become available, featuring 2 bedrooms, 2 bathrooms, and a functional layout with the bedrooms positioned on opposite sides of the unit for added privacy. The bright open-concept kitchen, dining, and living area is filled with natural light, while the enclosed balcony with a newly installed screen door extends the living space. Recent updates include newly painted walls, new vinyl flooring in the living area and bedrooms, new linoleum flooring in the kitchen and bathrooms, and newly installed higher pedestal toilets. Additional features include in-suite laundry, a private storage locker, and heated underground parking with access to a convenient car wash bay. The building is equipped with two elevators and offers an exceptional range of amenities designed to support an active and social lifestyle, including a fitness centre, social room, Sunrise Lounge, craft room, workshop, library, gazebo, and recreation areas featuring pool tables, ping pong, shuffleboard, and darts. Conveniently located close to shopping, restaurants, parks, walking paths, highway access, and all downtown services, Rio Vista offers an outstanding opportunity for spacious and carefree adult living. With its desirable location, functional layout, extensive amenities, and beautifully maintained condition, Unit 208 is a rare opportunity you won't want to miss. Please view the video walkthrough in the links tab or on YouTube by searching for the home address; this is a home you'll want to experience in full.

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