



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2329299



\$375,000

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,321 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, window coverings

Welcome to this spacious ground-floor unit that is clean as a whistle and ready to move into! Walk out of your three-season room to the outdoor rotunda to enjoy the summer flowers. This unit has some upgrades, flattened ceiling with potlights, high-spec vinyl flooring, stainless steel appliances in the kitchen, and primary bedroom A/C unit roughed in for your complete comfort. Two bedrooms, plus a den ensure plenty of space whether it is for an office, your guests, or a hobby. The primary ensuite has three closets and a walk-in shower! The open floor plan leaves room for a large dining table, and a great room without leaving the cook alone in the kitchen. An oversized laundry room provides extra storage or perhaps creates a walk-in pantry? There is a heated underground parking spot right next to the elevator and a storage unit on the parking level too. Rio Vista is a wonderful adult complex with a great social club, lots of amenities, including a gym, a workshop, and guest suites. The condo corporation is forward-looking and proactive in repairs and replacements in and around the building. Call your agent for a viewing today as this type of home is rare to find.