



GRASSROOTS
REALTY GROUP

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203, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2329467



\$389,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,256 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Garage Door Opener, Parkade		
Lot Size:	4.40 Acres		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: portable AC unit, counter stools

Enjoy spectacular river valley views and unforgettable sunsets from the comfort of your glass enclosed sunroom, a peaceful space to relax and enjoy every season. Welcome to: 203 in Rio Vista Villas, one of Lethbridge's most sought after 55+ adult living communities. Beautifully maintained and tastefully updated, this spacious condo offers the comfort, security, and low maintenance lifestyle you've been looking for. Rarely do opportunities arise in Rio Vista Villas. This well managed building offers heated underground parking, private storage locker, in-suite laundry, a convenient car wash bay, and two elevators for easy accessibility. Residents enjoy an outstanding selection of amenities including; fitness center, Sunrise Lounge, library, craft room, workshop, gazebo, recreation areas featuring pool tables, ping pong, shuffleboard, and darts, providing endless opportunities to stay active and connected. Also extra parking and guest rooms. Ideally located in south Lethbridge, you're just minutes from downtown shopping, restaurants, medical services, parks, walking paths, and the scenic coulees. Whether you're downsizing, travelling more, or simply looking for a secure, lock-and-leave lifestyle, Rio Vista Villas offers exceptional comfort, convenience, and community in one of the city's most desirable adult living complexes.