



GRASSROOTS
REALTY GROUP

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416, 75 1 Avenue S
Lethbridge, Alberta

MLS # A2351610

\$269,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1994 (32 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Wall Unit A/C, Portable A/C, Microwave

Welcome to Rio Vista, one of Lethbridge's most desirable adult condo communities! Located on the 4th floor, this beautiful 1-bedroom, 1-bathroom unit offers over 700 square feet of comfortable living space and arguably the most beautiful view in Lethbridge! Enjoy breathtaking, unobstructed views of the coulees and the incredible scenery that makes Southern Alberta so special. The functional layout offers a comfortable living space, perfect for those looking to downsize without sacrificing comfort. This unit also includes one heated underground parking stall and additional storage space. Rio Vista offers an exceptional lifestyle with fantastic amenities, including a fitness room, workshop, guest suites, and an active social community. Whether you're looking for a peaceful place to call home or the convenience of low-maintenance condo living, this property has plenty to offer. Opportunities to own a 4th-floor unit with views like these are rare. Come experience what might just be the most beautiful view in Lethbridge! Contact your REALTOR® today to arrange a private viewing.