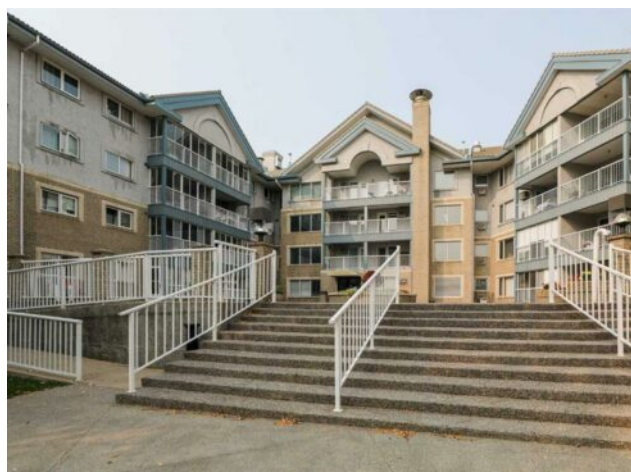


306, 75 1st Avenue S
Lethbridge, Alberta

MLS # A2254273



\$344,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Other	Utilities:	-
Features:	Elevator		

Inclusions: N/A

This beautifully maintained 2-bedroom, 2-bath unit offers comfort, convenience, and a vibrant lifestyle in the heart of the city. Rio Vista is a 55+ building known for its strong sense of community, excellent amenities, and prime location. Step inside to discover a bright, open-concept living space with in-suite laundry, a functional kitchen, and a cozy sunroom perfect for morning coffee or evening relaxation. The building features a library, craft and game rooms, fitness center, workshop, and a welcoming lounge area for social gatherings. With heated underground parking and a well-managed condo board, peace of mind comes standard. Enjoy easy access to downtown shops, restaurants, parks, and walking paths along the river valley. Whether you're downsizing or seeking a low-maintenance lifestyle