

# \$344,900 - 306, 75 1st Avenue S, Lethbridge

MLS® #A2254273

## \$344,900

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

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.

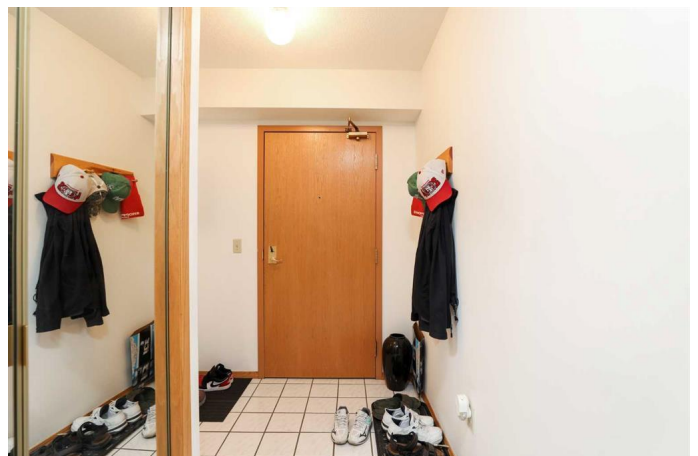
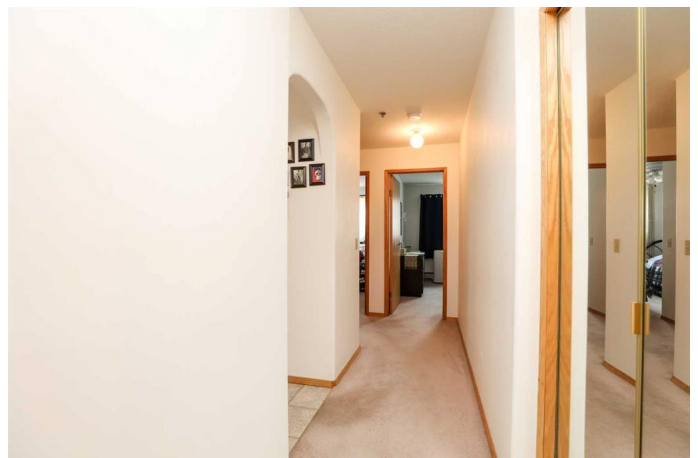
Step inside to discover a bright, open-concept living space with in-suite laundry, a functional kitchen, and a cozy sunroom perfect for morning coffee or evening relaxation. The building features a library, craft and game rooms, fitness center, workshop, and a welcoming lounge area for social gatherings. 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

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254273  |
| Price          | \$344,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,023     |
| Acres          | 0.00      |
| Year Built     | 1997      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 306, 75 1st Avenue S |
| Subdivision | Downtown             |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1J 4N7              |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Storage, Car Wash, Guest Suite, Recreation Room |
| Parking Spaces | 1                                                                                             |
| Parking        | Heated Garage, Secured, Stall                                                                 |
| # of Garages   | 1                                                                                             |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Elevator                                                                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                        |
| Cooling           | Wall Unit(s)                                                             |
| # of Stories      | 4                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Clay Tile          |
| Construction      | Wood Frame         |
| Foundation        | Other              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 63                  |
| Zoning         | DC                  |

### Listing Details

Listing Office                      HomeTime Property Services Ltd. o/a HomeTime

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