

\$275,000 - 109, 75 1 Avenue S, Lethbridge

MLS® #A2188857

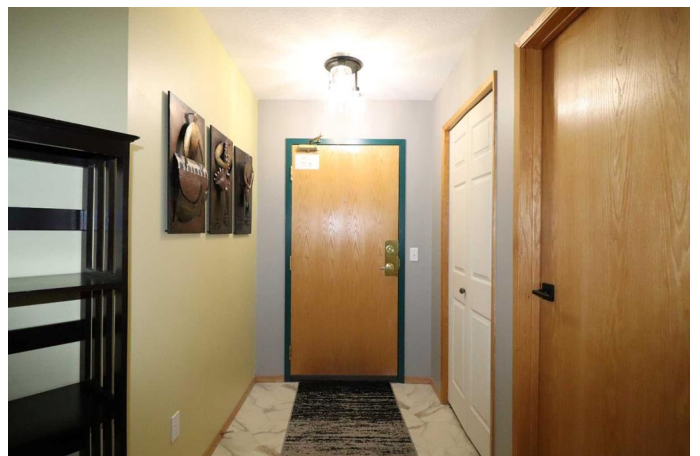
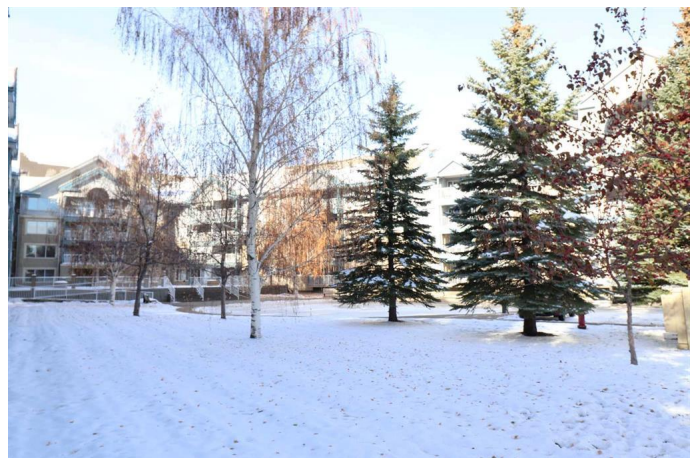
\$275,000

1 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Rio Vista is a condominium community that presents a comfortable, secure, and affordable adult lifestyle. Suite #109 offers convenient ground level access from the main entry area. This 1230 sq. ft. 1 bedroom plus a Den, 2-bathroom floor plan has an open design concept with fantastic southwest views toward the river valley. Recent renovations and improvements enhance every aspect of the residence and include quartz counter tops, tile backsplash, sink, lighting and plumbing fixtures, stainless kitchen appliances, bathroom updates, flooring, and Hunter Douglas electric blinds. A nice sized balcony to enjoy your view and a roomy in-suite laundry area add to the appeal as well. Rio Vista also has an impressive list of amenities and entertainment options to offer its Residents that include lounge spaces and meeting rooms for hosting and attending social events, Guest suites on each floor, Fitness and Billiard / Games rooms, Craft centre, Car wash bay, Woodshop, Courtyard and walkways to River valley trails and views, secure and heated underground parking and storage. All of this is within close proximity to Park Place Shopping Mall, Restaurants, and the Downtown core. To keep ownership simple and convenient, the condominium fees include your heat, electricity, water, sewer, garbage collection, professional management, and reserve fund contributions. Make your move to Rio Vista in 2025! Call a Real Estate Professional today to book a viewing.



Built in 1994

Essential Information

MLS® #	A2188857
Price	\$275,000
Sold Price	\$277,500
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	109, 75 1 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4R2

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Open Floorplan, Quartz Counters, Storage, French Door, Recreation Facilities
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Induction Cooktop
Heating	Baseboard, Boiler
Cooling	Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete

Additional Information

Date Listed	February 21st, 2025
Date Sold	March 11th, 2025
Days on Market	18
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.