

\$345,000 - 204, 75 1 Avenue S, Lethbridge

MLS® #A2190563

\$345,000

2 Bedroom, 2.00 Bathroom, 1,391 sqft

Residential on 0.00 Acres

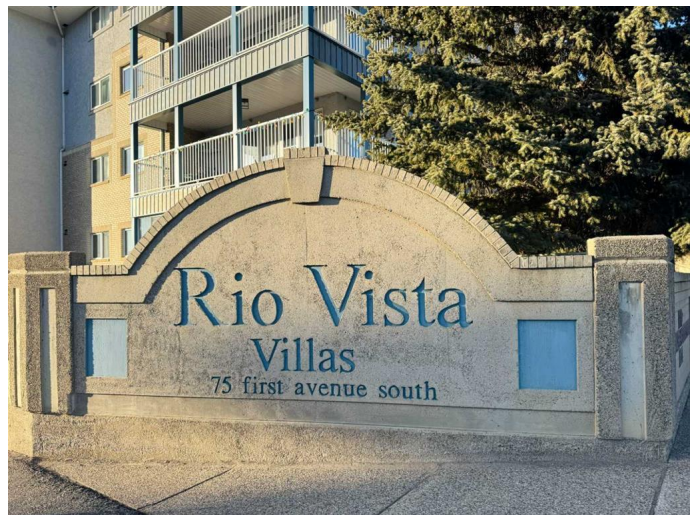
Downtown, Lethbridge, Alberta

Rarely do units like this at Rio Vista Villas come available in Lethbridge! This immaculate 2nd-floor condo offers 1,391 Sq/Ft of thoughtfully designed space with 2 bedrooms, 2 bathrooms, and a den/office room. The open kitchen, dining, and living areas, along with the enclosed balcony extending your living space and overlooking the beautiful courtyard, make this condo truly special. You'll appreciate the ample storage closets, in-suite laundry, and private storage locker (5&1/2 x 5 feet) in the heated underground parking garage. Enjoy a variety of community amenities, including a social room, exercise room, Sunrise Lounge, craft room, game room, library, gazebo, workshop, and even a car wash. This is a rare opportunity for spacious, low-maintenance living in a prime location, come see it for yourself! Please view the video walkthrough in the links tab or on YouTube by searching for the home address.

Built in 1995

Essential Information

MLS® #	A2190563
Price	\$345,000
Sold Price	\$347,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,391



Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204, 75 1 Avenue S
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4R2

Amenities

Amenities	Community Gardens, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Range Hood, Stove(s), Washer
Heating	Baseboard, Radiant
Cooling	Wall Unit(s)
# of Stories	4
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Uncovered Courtyard
Construction	Brick, Stucco

Additional Information

Date Listed	January 28th, 2025
Date Sold	February 28th, 2025
Days on Market	31

Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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