

# \$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.

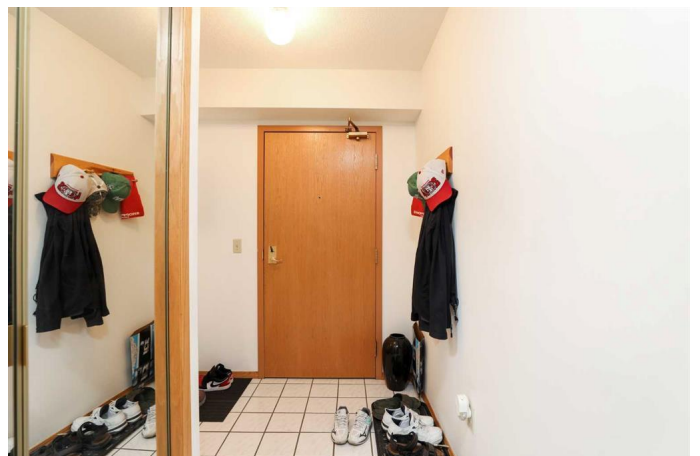
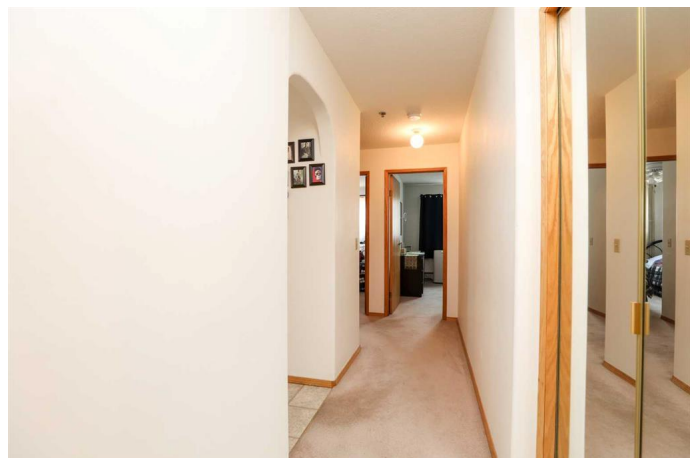
Step inside to discover a bright, open-concept living space with in-suite laundry, a functional kitchen, and a cozy sunroom perfect for morning coffee or evening relaxation. The building features a library, craft and game rooms, fitness center, workshop, and a welcoming lounge area for social gatherings. 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	12
Zoning	DC

### **Listing Details**

Listing Office

HomeTime Property Services Ltd. o/a HomeTime

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