\$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 58
Zoning DC

Listing Details

Listing Office HomeTime Property Services Ltd. o/a HomeTime

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