

\$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.

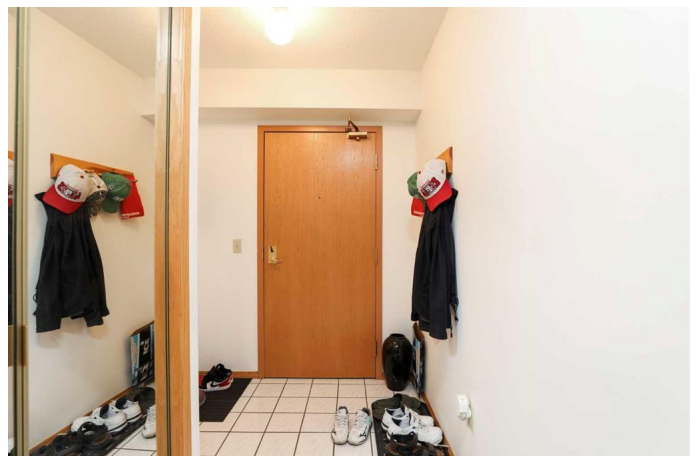
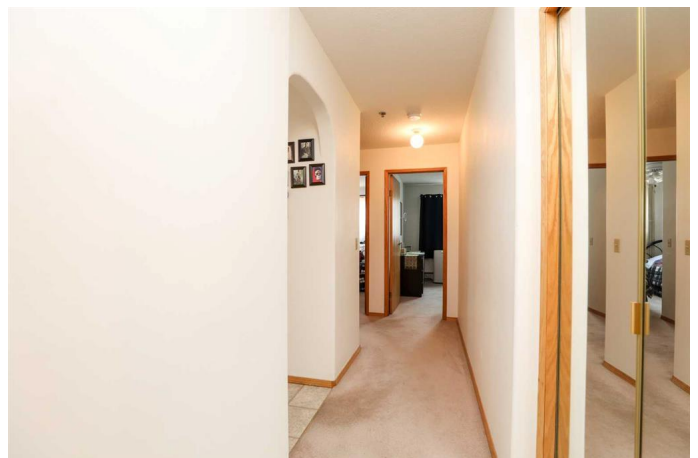
Step inside to discover a bright, open-concept living space with in-suite laundry, a functional kitchen, and a cozy sunroom perfect for morning coffee or evening relaxation. The building features a library, craft and game rooms, fitness center, workshop, and a welcoming lounge area for social gatherings. 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	64
Zoning	DC

Listing Details

Listing Office HomeTime Property Services Ltd. o/a HomeTime

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.