

# \$479,900 - 428, 75 1 Avenue S, Lethbridge

MLS® #A2258239

**\$479,900**

2 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 4.40 Acres

Downtown, Lethbridge, Alberta

Welcome to Rio Vista! Here is a rare chance to own one of Lethbridge's most unique condos! This two-storey loft apartment offers extra living space upstairs while showcasing incredible downtown views. On the main floor, you'll find a spacious primary bedroom with a private ensuite, a den, a well-designed kitchen, and a dining area that flows beautifully into the living room. Towering cathedral ceilings and large windows draw your eye straight to the sweeping cityscape, while the East facing patio adds a perfect private retreat and blocks the wind! Upstairs, a versatile loft space overlooks the living area and opens onto a second private patio—ideal for enjoying the view. A second living room, comfortable guest bedroom and bathroom will make visitors feel right at home. The building itself offers plenty of perks, including a elevators, heated underground parking with a secure stall, guest rooms, and access to Rio Vista's amenities: fitness centre, hobby room, billiards, library, and an active social calendar! Opportunities like this don't come along often—contact your REALTOR® today to book a showing!

Built in 1994

## Essential Information

MLS® # A2258239

Price \$479,900



|                |                  |
|----------------|------------------|
| Bedrooms       | 2                |
| Bathrooms      | 3.00             |
| Full Baths     | 2                |
| Half Baths     | 1                |
| Square Footage | 1,806            |
| Acres          | 4.40             |
| Year Built     | 1994             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 428, 75 1 Avenue S |
| Subdivision | Downtown           |
| City        | Lethbridge         |
| County      | Lethbridge         |
| Province    | Alberta            |
| Postal Code | T1J 4R2            |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Gazebo, Parking, Recreation Room, Snow Removal, Visitor Parking, Garbage Chute, Workshop |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Parkade, Stall                                                                                                        |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Vaulted Ceiling(s)                                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer |
| Heating           | Hot Water                                                                                       |
| Cooling           | Wall/Window Unit(s)                                                                             |
| # of Stories      | 4                                                                                               |

### Exterior

|                   |               |
|-------------------|---------------|
| Exterior Features | Courtyard     |
| Construction      | Brick, Stucco |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 48                   |
| Zoning         | DC,V                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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