

\$465,000 - 428, 75 1 Avenue S, Lethbridge

MLS® #A2258239

\$465,000

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 \$465,000



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), Parking, Snow Removal, Visitor Parking, Fitness Center, Gazebo, Garbage Chute, Recreation Room, Workshop
Parking Spaces	1
Parking	Stall, Parkade

Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Wall/Window Air Conditioner
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	63
Zoning	DC,V

Listing Details

Listing Office	Grassroots Realty Group
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