



**217, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2277564**



**\$620,000**

<b>Division:</b>	Downtown	
<b>Type:</b>	Residential/High Rise (5+ stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b> 2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Assigned, Parkade, Titled	
<b>Lot Size:</b>	0.83 Acre	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters		
<b>Inclusions:</b>	N/A		

Luxury condo living with stunning views at 102 Scenic Drive. This beautifully decorated, high-end 2 bedroom, 2 bathroom residence offers over \$40,000 dollars worth of upgrades to create a truly amazingly appointed and unique home. The inviting living space features a lovely dining room and living room space that blend together seamlessly featuring a built-in fireplace and large custom wood beams, all overlooking the courtyard. This condo is decorated in warm neutral colors, bleached wood laminate floors, and custom paint and wallpaper features in every room. The custom kitchen showcases off-white shaker cabinetry, custom paneled fridge and dishwasher, built-in wall oven and microwave, and an induction cooktop with a custom hoodfan. The upgraded fridge offers water and ice dispenser for true convenience. The finishing touch to this beautiful kitchen is the crisp quartz countertops with a custom quartz waterfall edge on the peninsula and a full seamless quartz backsplash behind the stove. The gorgeous master suite has a large walk through closet with custom built-in cabinets, a glass tiled shower, vanity with make-up desk and extra tall vanity cabinet, quartz countertop, and sliding glass doors to the balcony. The second bedroom can function either as a guest bedroom or your personal home office, featuring tall floor to ceiling custom cabinets and sliding glass doors to the balcony. The expansive balcony offers an amazing view and access from every room in the condo. The underground parking and storage unit included with this condo are perfectly located close to the elevator to add everyday ease. Enjoy exceptional building amenities including a gym, sauna, theatre, golf simulator, car wash and more. A rare opportunity to enjoy luxury, views, and the convenience of lock-and-leave living, in one of Lethbridge's most desirable locations.

Contact your favorite real estate agent to view.