



133, 102 Scenic Drive N
Lethbridge, Alberta

MLS # A2281035



\$600,000

Division: River Valley - North

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 1,093 sq.ft. **Age:** 2022 (4 yrs old)

Beds: 2 **Baths:** 2

Garage: Stall, Underground

Lot Size: 0.83 Acre

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 580

Basement: -

LLD: -

Exterior: Other

Zoning: DC

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: fridge, stove, dishwasher, washer/dryer, 2 fobs, 2 garage door openers

Welcome to luxury living at 102 Scenic Drive N, one of Lethbridge's most prestigious and amenity-rich condo buildings. This brand-new, never-lived-in 2-bedroom, 2-bath residence offers over 1,000 sq. ft. of thoughtfully designed living space, finished with over \$5,000 in builder upgrades. The bright, open-concept kitchen features quartz countertops throughout, hidden, integrated appliances, and a huge walk-in pantry, creating a sleek, modern look without sacrificing functionality. The spacious living area flows seamlessly onto a private balcony overlooking the beautifully landscaped courtyard and gazebo - with a clear, unobstructed view from the unit itself, offering both beautiful scenery and privacy. The primary bedroom is a true retreat, complete with a generous walk-through closet leading into a spa-like ensuite with dual vanities. A second bedroom + full bathroom provide ideal space for guests, a home office, or family living. This home includes two (not one) heated underground parking stalls plus a separate storage unit. Even better, all utilities are included in the condo fees, offering exceptional value and worry-free living. Residents of 102 Scenic Drive enjoy an unmatched suite of luxury amenities, including a fully equipped fitness centre, yoga studio and sauna, golf simulator, private theatre, woodworking shop, wine tasting room with personal storage, coffee bar, games room, co-working spaces, car wash, dog wash, sunroom, community garden, AND a stunning central courtyard... all within a solid concrete building designed for quiet, comfort, and convenience. This is an incredible opportunity to own a never-occupied luxury condo in one of Lethbridge's most sought-after buildings.