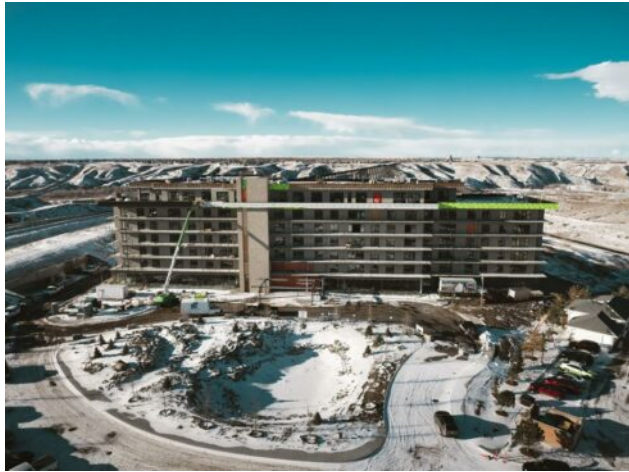




**109, 102 Scenic Drive Drive N  
Lethbridge, Alberta**

**MLS # A2099551**



**\$595,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Fridge, Cooktop, Convection Oven, Built-In Dishwasher, Hood Fan, Washer & Dryer

New Construction, this Lautner 2 bedroom, 2 bathroom unit is in Phase 1A, possession will be approximately 18 months from start of construction. 102 Scenic Drive is an exciting and fresh new lifestyle condominium development in Lethbridge. The project is situated a-top one of the city's finest viewpoints, boasting a lavish lifestyle for buyers that is unparalleled to anything the city has experienced. Fantastic vistas, amenity rich, concierge service and the security and quiet of a concrete and steel structure. 102 Scenic Drive delivers the convenience of downtown living while providing direct access to the pristine river valley. You will be welcomed by lush landscaping, a tranquil pond, a grand covered entrance to your new lifestyle home when you arrive. 102 Scenic Drive offers amenities which include: woodworking shop, theatre, wine tasting and private storage, sunroom and community garden, multi-purpose (for culinary, arts, crafts), fitness area, yoga studio, games room and coffee bar, golf simulator, resident's common room, lounge, private meeting room, central courtyard space with fireplace/conversation area. Generous terrace spaces included with each home provide extended outdoor living space. Enjoy high-end finishes with a European appliance package, including panel-ready refrigerator and dishwasher, quartz countertops, engineered hardwood flooring and open concept living, dining areas with access to generous terrace space with a gas line for your barbecuing enjoyment. Photos of unit are Artist Rendering.