



**325, 102 Scenic Drive Drive N
Lethbridge, Alberta**

MLS # A2099552



\$503,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,144 sq.ft.	Age:	2023 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 436
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: none

New Construction, The Palmer at 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, luxury amenities, 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 pons, and a grand covered entrance to your new lifestyle home when you arrive. 102 Scenic Driver offers amenities seen in no other community in the Lethbridge area. You can be part of a unique lifestyle and community that caters to your wants and interests which include: Woodworking shop, theatre, wine tasting and private storage, sunroom and community garden, multi-purpose (for culinary arts, crafts, fitness area and yoga studio, games room and coffee bar, golf simulator, resident's common room, lounge, car club, private meeting room, central courtyard, the generous terrace spaces included with each home provide extended outdoor living space complete with a gas line for your barbecuing enjoyment. 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 to take advantage of your views. Photo of kitchen is an artist rendering.