



**604, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2170277**



**\$1,505,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	2,687 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 1,040
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters		

**Inclusions:** none

Effective October 22, 2024-Developer will include Standard Blind Package, installed, as well as Condo Fees for 1 year for condos that have possession before December 31, 2024. Welcome to #604, 102 Scenic Drive. No one else will have this layout with east and north east views. Bright sunny mornings and evenings to enjoy your terrace out of the hot sun. Grand entry to this floor plan featuring an entertainer's kitchen with seating at the breakfast bar. Open concept living and dining room with a flex/media room. Sweeping primary bedroom with spacious walk in closet and five piece spa like ensuite. Second and third bedrooms with walk in closets and large walk in shower ensuites. Spacious laundry room to store all your extras. Generous walk-in pantry. This unit has the ability to choose your own finishes from our curated color palettes. Enjoy our amenities, which no other location in Lethbridge has to offer, as well as the community we have become. This Penthouse is currently at framing stage.