

\$439,900 - #115, 102 Scenic Drive N, Lethbridge

MLS® #A2159187

\$439,900

1 Bedroom, 1.00 Bathroom, 880 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

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 #115, 102 Scenic Drive North - the Kaptur floorplan - a modern and comfortable 2-bedroom, 1-bathroom condo that defines easy living with no age restrictions. With a spacious 949 sq. ft. interior, this home features a 7' x 26' private terrace that offers a peaceful view of the city and overlooks the inviting front entry. Accessible from both the living room and the master bedroom, this deck is perfect for enjoying your morning coffee or evening relaxation. The master bedroom includes double closets, one of which has functional built-ins to keep everything organized. The second bedroom is versatile and could even be used as an office, a craft room or a den, catering to a variety of needs. The open-concept layout highlights a dream kitchen, complete with a quartz-topped island, induction cooktop, range hood fan, dishwasher, fridge/freezer, and pantry. The living room is a cozy retreat, featuring an electric fireplace that adds warmth and ambiance to any evening. This unit offers quick access to elevators and stairs and the building's amenities are nothing short of extraordinary. You will have access to a gym and yoga room, theatre room, wine-tasting and storage room, golf simulator, car club garage and lounge, as well as community kitchen and



meeting rooms. Underground parking and a private storage unit are included, along with the added convenience of a car wash on-site. With a maximum of two pets allowed and state-of-the-art simple, secure access, this condo offers a lifestyle where modern meets comfort. Donâ€™t miss the opportunity â€¦ contact your favorite REALTORÂ® today for a viewing.

Built in 2024

Essential Information

MLS® #	A2159187
Price	\$439,900
Sold Price	\$439,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	880
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	#115, 102 Scenic Drive N
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L9

Amenities

Amenities	Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Parking, Sauna, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1

Parking	Assigned, Secured, Underground
---------	--------------------------------

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Built-In Oven, Convection Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	6

Exterior

Exterior Features	Balcony, BBQ gas line, Uncovered Courtyard
Construction	Concrete, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	November 16th, 2024
Days on Market	87
Zoning	C-D
HOA Fees	368.99
HOA Fees Freq.	MON

Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.