

\$649,900 - 212, 102 Scenic Drive N, Lethbridge

MLS® #A2165223

\$649,900

2 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.00 Acres

River Valley - North, Lethbridge, Alberta

Sweeping NW views of the Oldman River Valley! Impeccable corner unit located in the remarkable 102 Scenic Drive. The Breuer design, and the blueprint size is actually 1,298 square feet with an additional 369 square feet of terrace/balcony space. Featuring a tremendous open great room layout showcasing views to the West and North, ultra modern kitchen and finishings, exciting upgrades, dual sink ensuite bathroom with double glass shower, generous closet space, and an ample laundry room. The deck is huge being 46 feet long and 6'10" wide, with a corner BBQ nook. Virtually brand new as the owners have not even moved in yet. \$18,000 worth of upgrades here such as 74" electric fireplace, remote window blinds, top of the line appliance features, in-floor heated ensuite bathroom floors, and GFCI receptacles for future bidets in both bathrooms. This unit also comes with 2 assigned parking stalls and 1 storage room (6'x8'x8' high with power supply). The storage facilities can potentially make room for your bicycles and kayaks too. Lethbridge has NEVER seen a condominium development like this, and probably never will again in the future. With "world class" and mindful amenities like the superior fitness studio, wine storage/tasting room, golf simulator, work shop, culinary studio, sun room, yoga studio, theatre, outdoor courtyard, future pool...and don't forget the car club. Although the primary heating source for the building is hot water, each unit has it's own



independent forced air distribution/climate control system. Property tax amount not assessed yet. Ready for your immediate possession.

Built in 2024

Essential Information

MLS® #	A2165223
Price	\$649,900
Sold Price	\$640,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	212, 102 Scenic Drive N
Subdivision	River Valley - North
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L9

Amenities

Amenities	Bicycle Storage, Fitness Center, Other, Secured Parking, Workshop
Parking Spaces	2
Parking	Assigned, See Remarks, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Elevator
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Other
Roof	Concrete
Construction	Concrete, Mixed, Metal Frame, See Remarks

Additional Information

Date Listed	September 15th, 2024
Date Sold	October 4th, 2024
Days on Market	19
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage South Country - Lethbridge
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