

# \$1,345,900 - 603, 102 Scenic Drive N, Lethbridge

MLS® #A2170268

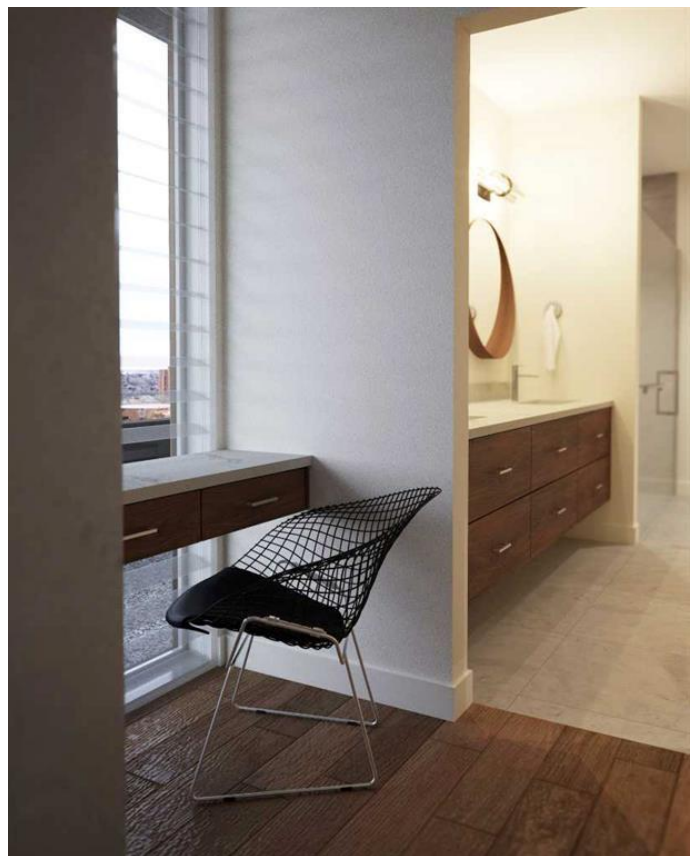
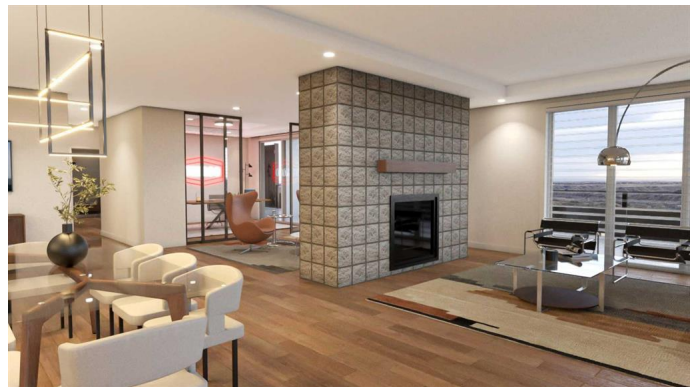
**\$1,345,900**

2 Bedroom, 3.00 Bathroom, 2,320 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Welcome to Unit 603 at 102 Scenic Drive N in Lethbridge! This penthouse unit offers a rare opportunity to own a stunning suite on the top floor designed for both comfort and style. This home features an expansive full-width private terrace, measuring nearly 9 feet deep, seamlessly integrating indoor and outdoor living spaces. With access from the primary bedroom, second bedroom, and living room, this terrace is ideal for entertaining or simply relaxing while enjoying beautiful views. Upon entering, you are welcomed by a grand entryway that sets the tone for the spacious, open-concept living and dining areas. The entertainer's™ kitchen is designed for functionality and style, complete with a breakfast bar that offers a casual dining option. The master bedroom is a serene retreat with a generous walk-in closet and a luxurious five-piece ensuite, providing an ideal space for relaxation. Both the second and third bedrooms feature their own walk-in closets and three-piece ensuites, making this home perfect for hosting guests or accommodating family members. Additional conveniences include a walk-in pantry, a dedicated laundry room, and ample storage space to accommodate all your belongings. With the option to customize the layout and features, Unit 603 offers a personalized living experience tailored to your unique lifestyle needs. This unit comes with two assigned parking stalls in the underground parking area. Residents of 102 Scenic Drive N enjoy access



to an array of amenities, including a yoga studio, full gym, wine storage and tasting room, golf simulator, workshop, culinary studio, sunroom, theatre, outdoor courtyard, and a future indoor pool. Car enthusiasts will appreciate the car club area, designed with convenience in mind. This is more than just a home; itâ€™s an elevated living experience that offers comfort, convenience, and community.       \*Developer will include window blind package and cover condo fees for 12 months on any deals completed by Dec. 31, 2024.

Built in 2023

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2170268       |
| Price          | \$1,345,900    |
| Sold Price     | \$1,250,000    |
| Bedrooms       | 2              |
| Bathrooms      | 3.00           |
| Full Baths     | 3              |
| Square Footage | 2,320          |
| Acres          | 0.00           |
| Year Built     | 2023           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 603, 102 Scenic Drive N |
| Subdivision | Downtown                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1H5L9                  |

**Amenities**

|                |                                                                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                                                     |
| Parking        | Stall                                                                                                                                                                                 |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Convection Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer             |
| Heating           | Hot Water                                                                             |
| Cooling           | Central Air                                                                           |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Electric                                                                              |
| # of Stories      | 6                                                                                     |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete           |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 7th, 2024  |
| Date Sold      | January 10th, 2025 |
| Days on Market | 95                 |
| Zoning         | C-D                |
| HOA Fees       | 0.00               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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