



**133, 102 Scenic Drive N
Lethbridge, Alberta**

MLS # A2281035



\$600,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | River Valley - North | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,093 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Underground | | |
| Lot Size: | 0.83 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 580 |
| Basement: | - | LLD: | - |
| Exterior: | Other | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Tray Ceiling(s), Walk-In Closet(s) | | |

Inclusions: fridge, stove, dishwasher, washer/dryer, 2 fobs, 2 garage door openers

Welcome to luxury living at 102 Scenic Drive N, one of Lethbridge's most prestigious and amenity-rich condo buildings. This brand-new, never-lived-in 2-bedroom, 2-bath residence offers over 1,000 sq. ft. of thoughtfully designed living space, finished with over \$5,000 in builder upgrades. The bright, open-concept kitchen features quartz countertops throughout, hidden, integrated appliances, and a huge walk-in pantry, creating a sleek, modern look without sacrificing functionality. The spacious living area flows seamlessly onto a private balcony overlooking the beautifully landscaped courtyard and gazebo - with a clear, unobstructed view from the unit itself, offering both beautiful scenery and privacy. The primary bedroom is a true retreat, complete with a generous walk-through closet leading into a spa-like ensuite with dual vanities. A second bedroom + full bathroom provide ideal space for guests, a home office, or family living. This home includes two (not one) heated underground parking stalls plus a separate storage unit. Even better, all utilities are included in the condo fees, offering exceptional value and worry-free living. Residents of 102 Scenic Drive enjoy an unmatched suite of luxury amenities, including a fully equipped fitness centre, yoga studio and sauna, golf simulator, private theatre, woodworking shop, wine tasting room with personal storage, coffee bar, games room, co-working spaces, car wash, dog wash, sunroom, community garden, AND a stunning central courtyard... all within a solid concrete building designed for quiet, comfort, and convenience. This is an incredible opportunity to own a never-occupied luxury condo in one of Lethbridge's most sought-after buildings.