



**GRASSROOTS**  
REALTY GROUP

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218, 102 Scenic Drive N  
Lethbridge, Alberta

MLS # A2291249



**\$485,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	879 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<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	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	D-C
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

Fully furnished and move-in ready. Welcome to Unit 218, "The Kaptur," at 102 Scenic Drive N in Lethbridge. This second-floor unit facing the front of the building enjoys morning sun and views of the landscaped entrance with pond and community gardens. The open-concept kitchen, dining, and living area offers a functional layout with panel-ready refrigerator and dishwasher, convection oven, ceramic cooktop, and ample counter space, plus access to the terrace. The primary bedroom features a generous closet, while the bathroom includes a large tiled shower and single-sink vanity. A flexible bonus room works perfectly as a home office, den, or craft space. Residents enjoy an impressive list of amenities, including a fully equipped gym, yoga studio, sunroom, woodworking shop, pet wash in the parkade, wine storage with seating, residents' lounge with kitchen, golf simulator, theatre room, games room with pool and snooker tables, and a beautifully landscaped courtyard with fireplace conversation area. Enjoy comfortable living and a strong sense of community at 102 Scenic Drive.