



**GRASSROOTS**  
REALTY GROUP

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**606, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2318476**



**\$1,765,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | River Valley - North               |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 2,351 sq.ft.                       | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Boiler, Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Concrete   | <b>Condo Fee:</b> | \$ 1,225 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Wired for Sound |                   |          |

**Inclusions:** Double Fridge/Freezer Panel Ready, Drawer Microwave, Electric Blinds & Curtains, 3 Ceiling Fans, Wired in Speakers and Sound System, Amplifier, Hot Tub, Outdoor Fireplace

Experience unparalleled city living with a modern, sleek Penthouse #606 with phenomenal views to the south/south-west! Private terrace for ultimate luxury which features a gas fireplace, lots of room to entertain and enjoy your BBQing and your hot tub. Chef's kitchen with convenient access to pantry, featuring upgraded quartz, quartz backsplash, built in spice drawers, with double convection self-cleaning ovens, induction cooktop, large island with microwave drawer. Open plan living room with large fireplace, generous dining area with access to the terrace which part of it was extended. Primary retreat has access to the terrace, ensuite bath with heated tile floor, large tiled shower with double shower heads, double vanity with under counter lighting. Walk-in closet has built in dresser. 2nd bedroom also has its own ensuite bath with tile floor, walk-in shower and dual vanity with under counter lighting. Custom built-in cabinets in office space and either side of the fireplace. Bonus room could be a perfect theater room or whatever suits your needs, with a convenient full bath beside it. Good size laundry room with farm house sink and LG Washer & Dryer. Sophisticated lifestyle in 102 Scenic Drive with abundant amenities and an amazing community.