



GRASSROOTS
REALTY GROUP

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**331, 102 Scenic Drive N
Lethbridge, Alberta**

MLS # A2319416



\$392,200

Division:	River Valley - North		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	726 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Enjoy a luxurious resort lifestyle at 102 Scenic Drive Residences. Featuring unique architecture, this grand and recently constructed, full-service condominium building provides every amenity that modern living deserves. This third floor Frey(named after architect Albert Frey) , unit 331, is an exquisite single bedroom suite. This residence comes with a north view of the courtyard and westerly view towards the coulees from your deep, full-length, covered concrete terrace. Entertaining sunset watching comes at no charge while enjoying the views. The Frey showcases an open concept living and dining area with an entertainer's kitchen and plenty of seating at the breakfast bar. Combining the latest in kitchen, bedroom and bathroom design and upscale designer-curated finishes such as custom lighting and premium high-end cushioned vinyl plank flooring, this home is crafted for you and your family to enjoy and share wonderful experiences. Superlative amenities include concierge service and an onsite property manager in a furnished and welcoming access controlled lobby. Among other outstanding amenities are a well-appointed spacious residents' lounge, a private theatre with 20-tiered seating, state-of-the-art exercise and yoga studio and sauna, wine-tasting lounge, conference rooms, coffee bar, wood shop, golf simulator, sun room for resident's gardening, culinary room and a dedicated parcel receiving room with refrigeration for food deliveries. Outside in the courtyard, one can relax in front of the gas fire while the shelter protects from sun and wind. For added convenience, the underground heated parking (including a storage unit), comes with an indoor car wash bay and a doggy wash for pets. Car enthusiasts have their own club room and a vintage car secure parking area. A heated indoor pool and Jacuzzi will be included in the final phase of construction.

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