



GRASSROOTS
REALTY GROUP

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214, 102 Scenic Drive N
Lethbridge, Alberta

MLS # A2343845



\$619,900

Division:	Downtown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,117 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 580
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Induction cooktop, Built-In Oven, Dishwasher, Microwave, Bar Fridge, Microwave, Washer, Dryer, All Window Coverings

Here is your opportunity to own this sought-after Lautner floor plan with beautiful East & North facing views! This stunning, open floor plan features a spacious living room & dining area, kitchen with large waterfall quartz countertop, induction cook top and built-in oven. There's a butlers pantry with bar fridge and an in-unit laundry room with folding counter. This unit features two bedrooms on opposite sides of the unit for extra privacy! 2 full bathrooms including an ensuite with a large shower and dual sinks, master bedroom walk-in closet and access to the extra large outdoor terrace from every room! Enjoy beautiful pond and North coulee views while enjoying your coffee in the morning sun. The private 40 x 7 terrace features a gas line and so many options for outdoor living. The best part... minimal wind and quiet surroundings! Complete with a separate storage area, 2 assigned underground heated parking stalls and building amenities like a gym & sauna, games room, kitchen & entertainment room, solarium, theatre, golf simulator, community garden, outdoor common green space, dog wash and more. Pet friendly and an excellent location, 102 Scenic Drive is condo living at it's finest!