

**324, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2170257**



**\$869,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-D
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Convection oven, dishwasher, electric cooktop, washer/dryer, fridge

Welcome to Unit 324, "The Neutra," at 102 Scenic Drive N in Lethbridge. This sophisticated 2-bedroom, 2-bathroom corner suite is designed for those who value both luxury and functionality. The home boasts a spectacular private wraparound terrace that is 7 feet deep, seamlessly connecting the indoor and outdoor spaces. With access from the master bedroom, flex room, and living room, the terrace offers ample space for relaxing or entertaining while taking in the surrounding views. Inside, the open-concept living and dining area provides an inviting space perfect for hosting or enjoying quiet evenings at home. The entertainer's kitchen, complete with a breakfast bar and a dedicated pantry, combines practicality with style, making it the ideal spot for both casual meals and more formal gatherings. The primary bedroom serves as a tranquil retreat, featuring a generous walk-in closet and a luxurious five-piece spa-inspired ensuite, creating a personal sanctuary. The second bedroom offers flexibility, and the adjacent flex room is perfectly suited for a home office, gym, or additional living space, providing endless possibilities to tailor the home to your lifestyle. "The Neutra" combines thoughtful design with modern amenities, making it a perfect place to call home. This unit has two assigned parking stalls in the underground parking area. Residents of 102 Scenic Drive N enjoy access to an array of amenities, including a yoga studio, full gym, wine storage and tasting room, golf simulator, workshop, culinary studio, sunroom, theatre, outdoor courtyard, and a future indoor pool. Car enthusiasts will appreciate the car club area, designed with convenience in mind. This is more than just a home; it's an elevated living experience that offers comfort, convenience, and community. \*Developer will include window blind package and cover condo fees for 12 months on any

deals completed by Dec. 31, 2024.