

**603, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2170268**



**\$1,345,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<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>	\$ 889
<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, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

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

Welcome to Unit 603 at 102 Scenic Drive N in Lethbridge! This penthouse unit offers a rare opportunity to own a stunning suite on the top floor designed for both comfort and style. This home features an expansive full-width private terrace, measuring nearly 9 feet deep, seamlessly integrating indoor and outdoor living spaces. With access from the primary bedroom, second bedroom, and living room, this terrace is ideal for entertaining or simply relaxing while enjoying beautiful views. Upon entering, you are welcomed by a grand entryway that sets the tone for the spacious, open-concept living and dining areas. The entertainer's kitchen is designed for functionality and style, complete with a breakfast bar that offers a casual dining option. The master bedroom is a serene retreat with a generous walk-in closet and a luxurious five-piece ensuite, providing an ideal space for relaxation. Both the second and third bedrooms feature their own walk-in closets and three-piece ensuites, making this home perfect for hosting guests or accommodating family members. Additional conveniences include a walk-in pantry, a dedicated laundry room, and ample storage space to accommodate all your belongings. With the option to customize the layout and features, Unit 603 offers a personalized living experience tailored to your unique lifestyle needs. This unit comes with 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.