

# **\$624,800 - 336, 102 Scenic Drive N, Lethbridge**

MLS® #A2217566

## **\$624,800**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

This highly coveted corner unit is complimented by one of the nicest southwest River Valley and High-Level Bridge views available from the 102 Scenic Drive complex. The wrap-around balcony measures over 450 sq ft and offers 3 sliding patio door entry points. Combining this with large windows and an open floor plan, your views can be enjoyed from inside and out, every day! The design of this 2 bedroom, 2 bathroom unit offers an abundance of functionality and comfort. The seamless connection of the kitchen, dining space and living room make hosting guests a breeze as well. Additional interior features include elevated ceilings, quartz counter tops, Fulgor Milano built-in appliances, spacious Primary bedroom with dual sinks, California shower and walk-in closet, a 2nd bedroom for guests or office space, and a walk-in laundry room. There is also a natural gas connection on the balcony for your BBQ. The amenities within the building are truly exceptional and offer something for everyone. Courtyard and interior Lounge areas, Theatre room, Fitness rooms, Wine room, Golf simulator, Sunroom/Garden area, Conference room, Workshop, Car Wash Bay, and future Swimming pool/Spa in the plans for the next building. Pets are allowed but please verify certain restrictions. Condominium fees are \$572.16/m and include electricity, heat, water, sewer, garbage collection and Professional management. An additional parking stall can be rented for \$195/month based on



availability.

Built in 2024

**Essential Information**

MLS® #	A2217566
Price	\$624,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	336, 102 Scenic Drive N
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 5L9

**Amenities**

Amenities	Car Wash, Community Gardens, Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Workshop
Parking Spaces	1
Parking	Parkade

**Interior**

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Hot Water
Cooling	Central Air
# of Stories	5

**Exterior**

Exterior Features	Balcony, Courtyard
Construction	Stucco

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	98
Zoning	C-D

**Listing Details**

Listing Office	Royal LePage South Country - Lethbridge
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