

430, 102 Scenic Drive N  
Lethbridge, Alberta

MLS # A2275309



# \$609,900

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | River Valley - North               |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 1,112 sq.ft.                       | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Views                              |               |                  |

|                    |                                                                           |                   |        |
|--------------------|---------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, Electric, Forced Air                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Concrete                                                                  | <b>Condo Fee:</b> | \$ 580 |
| <b>Basement:</b>   | -                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                         | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters |                   |        |

**Inclusions:** Fridge is upgraded with water & ice, microwave is built-in above convection self-clean oven

Amazing south, southwest views from this 4th level, 2 bedroom, 2 bathroom Lautner model condo at 102 Scenic Drive. Enjoy the crisp, clean lines of the interior features with panel ready refrigerator and dishwasher, built-in microwave oven above the convection oven. The open floor plan living room, dining room takes advantage of the spectacular views. Bedrooms are on opposite sides of the living/dining area. Primary features a set of sliders with access to the beautiful terrace, a walk through closet, heated tile floor, dual vanity and generous tiled walk in shower. 2nd bedroom is a good size with closet and a set of sliders onto the terrace. Pantry is large with plenty of room for food and small appliance storage. Laundry room has a stacking washer & dryer as well as a storage cabinet for your cleaners and laundry supplies. Upgrades in this unit are, water & ice to fridge, induction cooktop, self clean convection oven, built in microwave with stainless steel trim kit, fireplace, blinds and heated floors in ensuite bath. Enjoy the lock and leave lifestyle with amenities you are sure to enjoy. 102 Scenic Drive has an amazing community spirit and would be a pleasure to call home.