

# \$506,900 - 325, 102 Scenic Drive N, Lethbridge

MLS® #A2170258

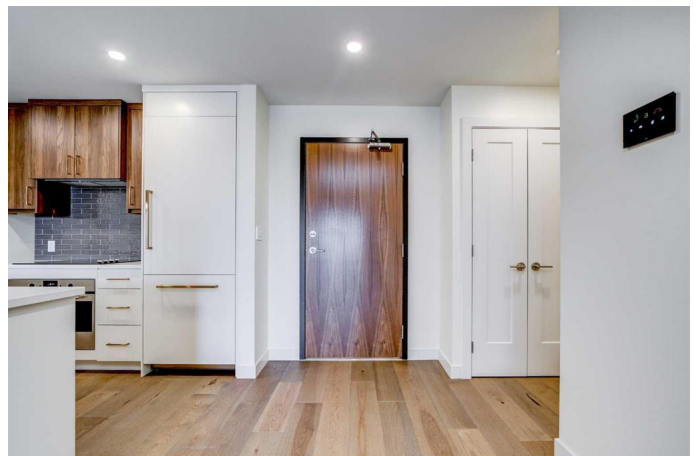
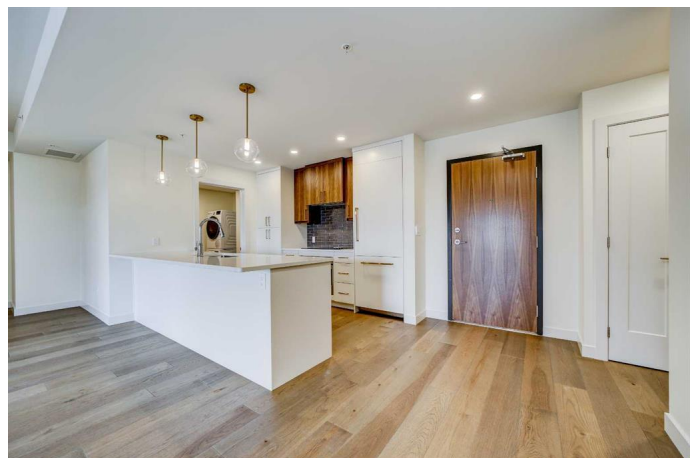
## \$506,900

1 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Welcome to Unit 325, "The Palmer," at 102 Scenic Drive N in Lethbridge! This exceptional home offers an ideal balance of elegance and comfort, with a focus on indoor-outdoor living. The expansive 7-foot deep, full-width private terrace provides a seamless connection to the outdoors, with access from both the master bedroom and living room, offering the perfect setting for relaxation or entertaining. Inside, the open-concept living room flows into a separate dining area, creating an inviting space for both everyday living and hosting guests. The entertainer's kitchen, featuring a breakfast bar, combines style and practicality, making it an ideal spot for casual dining or conversation while preparing meals. The primary bedroom is a peaceful retreat, complete with a walk-in closet and a private four-piece ensuite. A versatile flex room provides the perfect space for a home office, gym, or additional living area, allowing you to tailor the home to suit your needs. With two full bathrooms and ample space throughout, "The Palmer" offers a blend of luxury and functionality, creating a warm and welcoming home in one of Lethbridge's premier locations. 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; itâ€™s an elevated living experience that offers comfort, convenience, and community.

Built in 2023

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2170258       |
| Price          | \$506,900      |
| Bedrooms       | 1              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,024          |
| Acres          | 0.00           |
| Year Built     | 2023           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 325, 102 Scenic Drive N |
| Subdivision | Downtown                |
| City        | Lethbridge              |
| County      | Lethbridge              |
| Province    | Alberta                 |
| Postal Code | T1H5L9                  |

**Amenities**

|                |                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                       |
| Parking        | Stall                                                                                                                                                                   |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan            |
| Appliances        | Convection Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer |

|                 |             |
|-----------------|-------------|
| Heating         | Hot Water   |
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Electric    |
| # of Stories    | 6           |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2024 |
| Days on Market | 204               |
| Zoning         | C-D               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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