

# \$869,900 - 324, 102 Scenic Drive N, Lethbridge

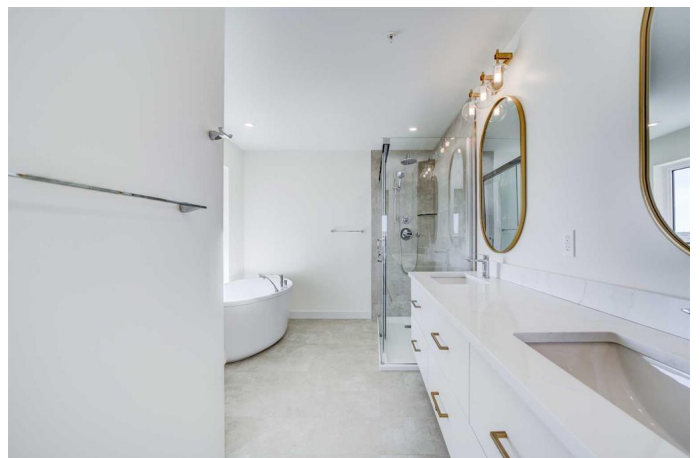
MLS® #A2170257

**\$869,900**

2 Bedroom, 2.00 Bathroom, 1,402 sqft  
Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

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.

Built in 2023

### Essential Information

MLS® #	A2170257
Price	\$869,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,402
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	324, 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, Storage, Trash, Visitor Parking, Snow Removal
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Double Vanity, Soaking Tub, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Hot Water
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete

## Additional Information

Date Listed	October 7th, 2024
Days on Market	182
Zoning	C-D

## Listing Details

Listing Office	Onyx Realty Ltd.
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