

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

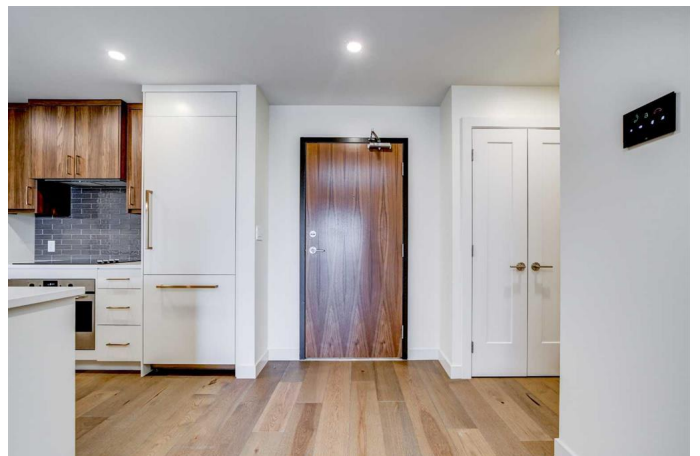
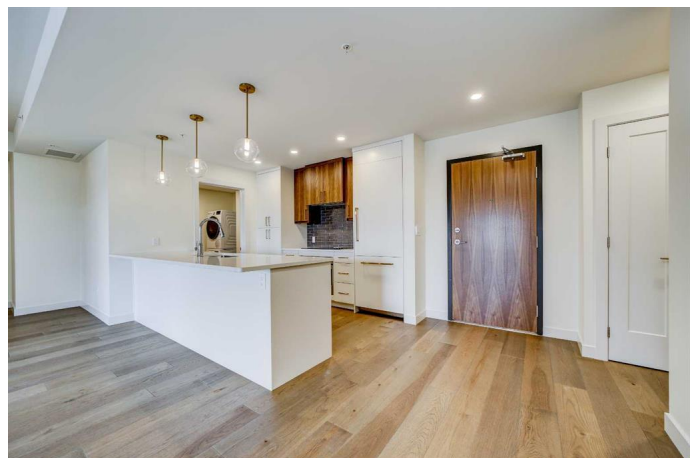
MLS® #A2170258

**\$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; it'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	179
Zoning	C-D

### **Listing Details**

Listing Office	Onyx Realty Ltd.
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