

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

MLS® #A2170258

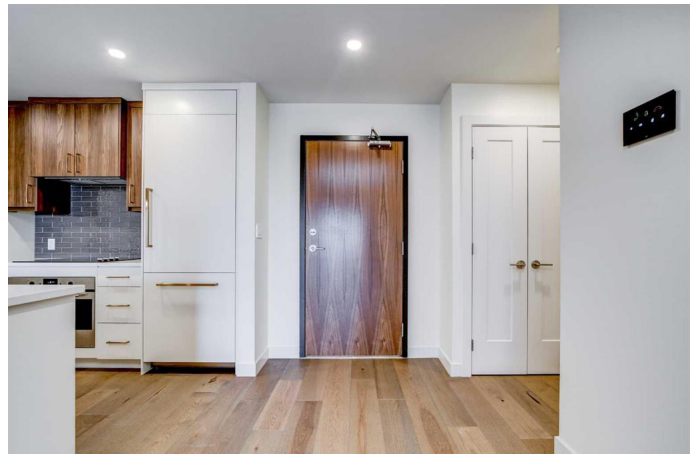
## \$506,900

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	205
Zoning	C-D

## Listing Details

Listing Office	Onyx Realty Ltd.
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