

# \$465,900 - 315, 102 Scenic Drive N, Lethbridge

MLS® #A2170253

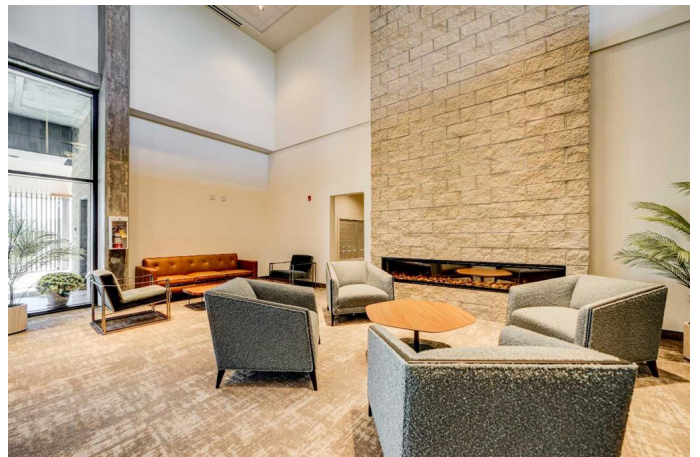
## \$465,900

1 Bedroom, 1.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Downtown, Lethbridge, Alberta

Welcome to Unit 315, "The Kaptur," at 102 Scenic Drive N in Lethbridge. This thoughtfully designed home offers a perfect blend of modern luxury and practical living. The standout feature is the expansive, full-width private terrace, which is 7 feet deep, providing ample outdoor space with direct access from both the master bedroom and living room. Whether you're enjoying morning coffee or evening relaxation, this terrace offers the ideal setting to extend your living experience outdoors. Inside, the open-concept living and dining area is ideal for entertaining or simply enjoying the spacious, airy layout. The entertainer's kitchen, complete with a breakfast bar, invites casual dining and conversation, while the walk-in pantry offers convenient storage for all your kitchen essentials. The primary bedroom features an oversized closet and a private three-piece ensuite, creating a personal haven for rest and relaxation. The flex room adds further versatility, making it the perfect space for a home office, gym, or additional living area. With ample storage, including a dedicated walk-in pantry, "The Kaptur" is designed for comfortable and convenient living. This unit offers both style and functionality in a premier location, making it the perfect place to call home. 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® #	A2170253
Price	\$465,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	881
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

**Community Information**

Address	315, 102 Scenic Drive N
Subdivision	Downtown
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H5L9

**Amenities**

Amenities	Bicycle Storage, Community Gardens, Car Wash, 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, Pantry
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	220
Zoning	C-D

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.