



GRASSROOTS
REALTY GROUP

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**A2, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2224116



\$244,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,034 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 227
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Window coverings

UPPER LEVEL CONDO AT VALLEY CROSSING - Beautifully maintained NORTH FACING condo features an OPEN CONCEPT and EASY TO KEEP CLEAN dark cabinetry and beautiful brown laminate flooring. This development borders the popular Abbey Center, a park, walking trails and has convenient entry to Highway 2 and Highway 2A. Inside you'll find 2 BEDROOMS & 2 BATHROOMS. The primary bathroom includes an UPGRADED WALK-IN SHOWER with glass doors. There is also IN-SUITE LAUNDRY, LARGE COVERED DECK that faces the west and 2 assigned powered parking stalls right outside your door plus lots of visitor stalls. The kitchen has ample counter space with LARGE PENINSULA and cabinets that have been upgraded to soft-closures and has stainless steel appliances. This condo is very well ran and CONDO FEES are LOW at \$227.03.