



**GRASSROOTS**  
REALTY GROUP

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**H6, 5300 VISTA Trail  
Blackfalds, Alberta**

**MLS # A2224329**



**\$237,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Closet Organizers, High Ceilings, Laminate Counters, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 227

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

Valley Crossing is one of the nicest condo communities with affordable condo fees and pride of ownership throughout the condo project! From the moment you drive into the condo community you will appreciate the care and design that went into constructing this project. Unit H6 is one of the nicest locations in Valley Crossing - your upper level deck is East and north facing with a view to the north overlooking the garden/park area and to the east where you will find your conveniently located parking stalls - easy access to your home. Main level entry with staircase leading up to the living space which features a beautiful kitchen boasting an abundance of white cabinetry, laminate countertops, stainless steel appliances and open concept to the dining area and living room. Garden door leading out to your covered deck where you can relax and entertain! Primary bedroom has a walk in closet and four piece ensuite. Second bedroom, 2nd four piece bathroom and the laundry room/utility room complete the floorplan. This condo has been well cared for and is awaiting its new owners! Get ready to enjoy summer in Valley Crossing which is in close proximity to the Abbey Centre, schools, skatepark and quick access to Highways 2A and the QE2. Blackfalds is a vibrant growing community with numerous amenities, shopping, beautiful new arena which home to the Blackfalds Bulldogs Junior A Hockey Club. (photos from previous listing - home is owner occupied)