



GRASSROOTS
REALTY GROUP

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**C1, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2235136



\$237,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 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:	\$ 249
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Window Coverings

GROUND LEVEL AT VALLEY CROSSING - Bordered by the Abbey Center, skate park and mountain bike park, this development has easy access to both Highway 2 and Highway 2A while maintaining community convenience. This unit faces north and has 2 POWERED PARKING STALLS right outside your door and lots of VISITOR parking throughout. The COVERED DECK allows for quiet evenings spent outdoors. Inside the unit you'll find DARK CABINETS with plenty of counter space, STAINLESS STEEL APPLIANCES, OPEN CONCEPT LIVING AREA and LOTS OF NATURAL LIGHT. There are 2 BEDROOMS, 2 BATHROOMS (1 W/ UPGRADED SHOWER), IN-SUITE LAUNDRY & STORAGE. You'll be impressed with the layout and the value for your \$.