



GRASSROOTS
REALTY GROUP

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**A5, 99 Pioneer Way
Blackfalds, Alberta**

MLS # A2237040



\$215,000

Division:	Panorama Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 285
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER

MOVE IN READY | GROUND FLOOR | EXCELLENT LOCATION | This 2-bedroom, 1-bath condo offers a smart layout with durable laminate flooring throughout and stylish wood-finished cabinets that bring warmth and charm to the space. The OPEN CONCEPT living room flows into the kitchen, making it great for entertaining or even everyday living. You'll appreciate the convenience of in suite laundry with a stackable washer/dryer and a SEPARATE UTILITY room housing a gas furnace and hot water tank. A spacious storage room adds extra functionality. LOW CONDO FEES of just \$284/month cover snow removal, landscaping, reserve fund contributions, and more making this an affordable choice for first-time buyers, downsizers, or investors. Enjoy the ease of an assigned parking stall right outside your door, plus a visitor spot also with easy access to nearby walking trails with your pets. Yes, PETS ARE ALLOWED just with restrictions. Enjoy the quick and ready to move in unit that has had PAINTED walls, and ceilings. STEAM cleaned carpets.