



**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.