



GRASSROOTS
REALTY GROUP

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**F5, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2246119



\$237,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 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

LOWER LEVEL CONDO AT VALLEY CROSSING - accessibility & affordability. This unit is in one of the interior buildings and has NO STAIRS, is easily accessed from the parking lot and features an OPEN CONCEPT. 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. There is also a large IN-SUITE STORAGE area, IN-SUITE LAUNDRY, LARGE COVERED DECK and 2 assigned parking stalls plus lots of visitor stalls. The kitchen has ample counter space 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.