



GRASSROOTS
REALTY GROUP

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**A4, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2248481



\$238,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,002 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	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 249
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions:	Window Coverings
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GROUND LEVEL, NORTH FACING unit featuring 2 BEDROOMS and 2 BATHROOMS, freshened paint and new carpet in the bedrooms. Accessibility is a huge bonus with NO STAIRS and 2 POWERED PARKING STALLS right outside your door. Also included is a LARGE IN-SUITE STORAGE AREA and LAUNDRY. The unit has light finishings including white cabinetry and a large peninsula giving you ample space to work in the kitchen. Best part of all is the COVERED DECK allowing you to enjoy your time outside. This condo is well ran and is close to all amenities including shopping, Abbey Center, skate park, mountain bike park and both highway entrances.