



GRASSROOTS
REALTY GROUP

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**G6, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2251091



\$245,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 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:	\$ 227
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		

UPPER LEVEL CONDO AT VALLEY CROSSING - One of the nicest units in the complex that overlooks the central courtyard giving you UNPARALLELED VIEWS from your COVERED DECK. Once you come up the stairs, you're met with a MASSIVE ISLAND/ peninsula opening to your living room. Inside the kitchen you'll find loads of WHITE CABINETRY, STAINLESS STEEL APPLIANCES and plenty of counter space to work. There is 2 BEDROOMS, 2 FULL BATHROOMS, STACKED WASHER & DRYER and 2 ASSIGNED POWERED PARKING STALLS. If you aren't familiar with this development, it is highly sought after because of it's proximity to the popular Abbey Center, TransCanada Trail, skate park, mountain bike park, shopping and access to Highways 2 & 2A. Low condo fees and well ran condo board complete the package.