



GRASSROOTS
REALTY GROUP

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**G2, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2255365



\$237,000

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

Welcome to Valley Crossing Condos, an affordable and highly desirable development in the heart of Blackfalds. This upper-level unit offers a bright and functional layout with a covered deck perfect for morning coffee or evening relaxation. As you head upstairs, you're greeted by a spacious open-concept design anchored by a massive island/peninsula that flows seamlessly into the living room. The kitchen is a standout with plenty of white cabinetry, stainless steel appliances, and generous counter space for cooking and entertaining. This home features 2 bedrooms and 2 full bathrooms, including a primary with ensuite. For added convenience, you'll also find in-suite laundry with a stacked washer & dryer, plus two powered parking stalls right outside your door. Valley Crossing is a sought-after location thanks to its proximity to the Abbey Centre, TransCanada Trail, skate park, mountain bike park, shopping, and easy access to Highways 2 & 2A. With low condo fees, a well-managed board, and pet-friendly policies, this development is ideal for first-time buyers, downsizers, or investors. Don't miss your chance to own in one of Blackfalds' most popular communities — book your private viewing today!