



**GRASSROOTS**  
REALTY GROUP

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**5601 Vista Trail  
Blackfalds, Alberta**

**MLS # A2257803**



**\$379,900**

<b>Division:</b>	Aspen Lakes West		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Shed

Immaculately maintained END unit with no Condo/Association Fees siding greenspace! Pride of ownership is on display in this nicely updated home with many recently added features such as a custom pantry and extra bank of cabinets, fenced off back yard with space left at the rear for 2 vehicles to park, a covered porch, custom high end window coverings, upgraded thermostat and bathroom timers, smart door lock, and so much more. AC, UV air purification and water softener added in 2025. The main level is open concept with modern finishes, consisting of a generous living room, a beautiful white kitchen with quartz countertops and a separate large dining room. The large windows flood the main level with natural light and show off the beautiful views of the greenspace the home backs/sides onto. The 2nd level is also bright and airy, consisting of 3 bedrooms and 2 bathrooms, including a gorgeous en-suite off of the master bedroom. The basement, while unfinished, has had drywall added to close off exposed studs and insulation, plus electrical outlets and floor painted throughout. Less than a 15 minute walk, or a 4 minute bike ride to the Abbey Centre, this home is ideally located near parks, schools, shopping.