



GRASSROOTS
REALTY GROUP

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**E2, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2269380



\$237,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 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:	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:	\$ 227
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Window Coverings

Welcome to this 2nd level, bright and modern 2-BEDROOM, 2-BATHROOM condo in the heart of Blackfalds! This beautifully maintained home offers an open-concept layout with a stylish kitchen featuring white cabinets, stainless steel appliances, and soft-close drawers. Enjoy the convenience of IN-SUITE LAUNDRY with a stacked washer and dryer, plus NO CARPET —easy-care flooring runs throughout and the front entry features a larger than standard closet. Step outside to your COVERED WEST-FACING DECK and take in the beautiful sunset views, or enjoy the mature gardens just outside your front door. Two POWERED PARKING STALLS are located right outside, along with a visitor stall beside for added convenience. PERFECTLY LOCATED near the Abbey Centre for year-round recreation, and right across from the mountain bike park and skate park. You’ll love the quick access to both highways, plus nearby restaurants and convenience stores. A wonderful place to call home or a great investment opportunity in a growing community!