



GRASSROOTS
REALTY GROUP

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**F7, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2280600



\$239,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,018 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 238
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

Inclusions: N/A

Bright & Modern Upper-Level Unit in Valley Crossing! Welcome to this beautiful 2-bedroom, 2-bathroom upper-level home located on Vista Trail in the desirable Valley Crossing community of Blackfalds. Featuring a spacious open-concept layout, this home offers a bright living area with seamless flow between the kitchen, dining, and living spaces—perfect for entertaining or relaxing. Enjoy the convenience of in-suite laundry and a dedicated laundry/storage room for added functionality. Step outside to your covered balcony overlooking the center courtyard of the complex—an ideal space for your morning coffee or evening unwind. Perfectly situated next to The Abbey Centre and within walking distance to shopping, schools, and scenic walking/biking trails, this location offers both comfort and convenience. Plus, you’ll appreciate quick, easy access to Highway 2A and the QEII, making commuting a breeze. Whether you’re a first-time buyer, downsizing, or looking for a great investment property, this unit is the complete package—modern style, prime location, and easy living!