



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**F2, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2280642



\$244,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,039 sq.ft.	Age:	2015 (11 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:	\$ 238
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, QUIET condo nestled in the CENTER of the VALLEY CROSSING development. Pull into one of your 2 ASSIGNED POWERED PARKING STALLS close to your front door. Walk inside and when you come in the entranceway, you're greeted with BRAND-NEW CARPET throughout that smells fresh and clean. Once on the main living level - you'll fall in love with the OPEN CONCEPT KITCHEN & LIVING AREA with a large peninsula perfect for entertaining guests or just appreciating the tons of counter space you have for meal preparation or baking. The living area opens out to the COVERED NORTH/WEST FACING DECK. Back inside is 2 good sized BEDROOMS including the primary and ENSUITE. There's another full bathroom as well as IN-SUITE LAUNDRY. Come check it out!! It's easy to find because it's right beside the Abbey Center, walking trails and shopping and has quick access to both Hwy 2 and Hwy 2A. (Some photos have been virtually staged)