



**H3, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2283051



\$238,000

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Plug-In, Side By Side, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 238
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings

Find the perfect combination of comfort and convenience in this two bedroom two bath condo in Valley Crossing. This development is highly desirable for its quick and easy access to QEII for commuters and it's close proximity to great recreation options close to home - with the Abbey Centre and some beautiful walking trails just steps from your door. Ideally situated on the outside corner of the complex, where it enjoys a quiet privacy and a sunny south facing balcony overlooking the trees - this beautiful upper level unit provides a perfect tranquil escape after a long day. Warm and inviting and in excellent condition, this home has been obviously well maintained and gently lived in. An open floor plan with high ceilings and neutral plank flooring flows smoothly from a clean white kitchen with eating bar to a separate dining area and through a spacious bright living room out to that covered balcony. The primary bedroom is a private sanctuary and features both a walk-in closet and a full four piece ensuite. The second bedroom currently serves as a perfect home office, and there is a second full bath and a separate laundry/utility room with storage. Included are two powered parking stalls within easy view, and visitor parking close to the door. This building is pet friendly, professionally managed, and the condo fees are comparatively low.