



**B2, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2287373



\$244,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,017 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
Floors:	Carpet, 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:	\$ 238
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Window Coverings

UPPER LEVEL condo in the popular VALLEY CROSSING development. Pull into one of your 2 ASSIGNED POWERED PARKING STALLS right in front of your front door. 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/EAST FACING DECK. Back inside is 2 good sized BEDROOMS including the primary and ENSUITE WITH UPGRADED SHOWER. 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.