



**F4, 5300 Vista Trail  
Blackfalds, Alberta**

**MLS # A2287386**



**\$239,239**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Window Coverings

GROUND LEVEL, WEST FACING unit featuring 2 BEDROOMS and 2 BATHROOMS. Accessibility is a huge bonus with NO STAIRS and 2 POWERED PARKING STALLS close to your door. Also included is a LARGE IN-SUITE STORAGE AREA and LAUNDRY. The unit has light finishings including white cabinetry and a large peninsula giving you ample space to work in the kitchen. Best part of all is the COVERED DECK allowing you to enjoy your time outside. This condo is well ran and is close to all amenities including shopping, Abbey Center, skate park, mountain bike park and both highway entrances.