



**A2, 99 Pioneer Way
Blackfalds, Alberta**

MLS # A2294831



\$219,000

Division:	Cottonwood Estates		
Type:	Residential/Other		
Style:	2 Storey		
Size:	945 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer/dryer

Beautifully Maintained 2-Bedroom Condo in a Quiet, Family-Friendly Community Discover low-maintenance living in this well-cared-for 937 sq. ft. corner-unit condo, offering a bright and functional layout perfect for first-time buyers, downsizers, or investors. The home features an open-concept kitchen, dining, and living area, creating an effortless flow ideal for everyday living and entertaining. Enjoy the convenience of in-suite laundry located in the utility room, along with a covered south-west-facing deck—the perfect spot to unwind and take in the evening light. This unit includes two comfortable bedrooms, a well-kept 4-piece bathroom, and one assigned parking stall. Situated in a peaceful community, you’re just steps away from a playground, outdoor skating rinks in the winter, walking paths, schools, and shopping. Everything you need is close by, making this an excellent choice for those seeking comfort, convenience, and easy living.