

**F2, 5300 Vista Trail  
Blackfalds, Alberta**
**MLS # A2280642**

**\$244,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,039 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>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 238
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**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)