

**A1, 5300 Vista Trail  
Blackfalds, Alberta**

**MLS # A2250654**



**\$238,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2015 (10 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>	\$ 249
<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

LOWER LEVEL CONDO at Valley Crossing. This unit has 2 POWERED PARKING STALLS right outside your front door. There are no stairs and accessibility is a highlight. There is a LARGE COVERED DECK that faces the north/ northeast which allows it to keep cool and comfortable. When you enter the unit, you'll find a beautiful open area with kitchen, dining room and living room. The white kitchen cabinets have SOFT CLOSE and there is LOTS OF COUNTER SPACE. Featuring STAINLESS STEEL APPLIANCES. The best things about the Valley Crossing condos are the 2 BEDROOMS, 2 BATHROOMS, IN-SUITE LAUNDRY & HUGE STORAGE SPACE. Everything has been thought of here, the only thing left to do is figure out your move-in date.