

**G6, 5300 Vista Trail**  
**Blackfalds, Alberta**

**MLS # A2251091**



**\$245,900**

<b>Division:</b>	Valley Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,018 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>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>	\$ 227
<b>LLD:</b>	-
<b>Zoning:</b>	R3
<b>Utilities:</b>	-

**Inclusions:** Window Coverings

UPPER LEVEL CONDO AT VALLEY CROSSING - One of the nicest units in the complex that overlooks the central courtyard giving you UNPARALLELED VIEWS from your COVERED DECK. Once you come up the stairs, you're met with a MASSIVE ISLAND/ peninsula opening to your living room. Inside the kitchen you'll find loads of WHITE CABINETRY, STAINLESS STEEL APPLIANCES and plenty of counter space to work. There is 2 BEDROOMS, 2 FULL BATHROOMS, STACKED WASHER & DRYER and 2 ASSIGNED POWERED PARKING STALLS. If you aren't familiar with this development, it is highly sought after because of it's proximity to the popular Abbey Center, TransCanada Trail, skate park, mountain bike park, shopping and access to Highways 2 & 2A. Low condo fees and well ran condo board complete the package.