



780-978-5674

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D3, 5300 Vista Trail Blackfalds, Alberta

MLS # A2251115



\$237,000

Division:	Valley Ridge			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	1,019 sq.ft.	Age:	2015 (10 yrs old)	
Beds:	2	Baths:	2	
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall			
Lot Size:	0.02 Acre			
Lot Feat:	-			

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank **Condo Fee:** Roof: \$ 227 Asphalt Shingle **Basement:** LLD: None **Exterior:** Stone, Vinyl Siding, Wood Frame Zoning: R3 Foundation: **Poured Concrete Utilities:**

Features: Laminate Counters, Open Floorplan, Vinyl Windows

Inclusions: Window Coverings

UPPER LEVEL CONDO AT VALLEY CROSSING - Beautifully maintained NORTH FACING condo features an OPEN CONCEPT and nobody above you. This development borders the popular Abbey Center (allowing for year round activities), a park, walking trails and has convenient access to Highway 2 and Highway 2A. Inside you'll find 2 BEDROOMS & 2 BATHROOMS (1 includes an UPGRADED SHOWER). There is also IN-SUITE LAUNDRY, LARGE COVERED DECK and 2 assigned POWERED parking stalls right outside your door plus lots of visitor stalls. The kitchen has ample counter space with a LARGE PENINSULA and lots of cabinets that have been upgraded to soft-closures and has stainless steel appliances. There is also new carpets throughout. Schedule your showing today - it won't last long.