



GRASSROOTS
REALTY GROUP

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

MLS # A2326473



\$249,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 238
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Looking for easy, low-maintenance living in a fantastic location? Welcome to this bright and inviting condo in Valley Ridge Estates. From the moment you walk in, you'll love the open-concept layout that's filled with natural light and step outside to your covered deck and take in the beautiful sunrise views and enjoy the mature gardens just outside your front door. This home offers two bedrooms & 2 bathrooms, including a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite. Whether you're a first-time buyer, downsizing, or looking for an investment property, this condo checks all the boxes. Enjoy the convenience of low condo fees, your own dedicated parking stall, and quick access to the highway.