



GRASSROOTS
REALTY GROUP

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**A8, 99 Pioneer Way
Blackfalds, Alberta**

MLS # A2344704



\$215,000

Division:	Panorama Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 285
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER AND DRYER

IMMEDIATE POSSESSION | GROUND FLOOR | TREE-LINED SETTING | This 2 bedroom, 1 bath condo unit offers a smart and functional layout with the added benefit of a PRIVATE ENTRANCE and a more peaceful setting tucked alongside mature tree cover rather than looking directly out onto a parking lot. The surrounding greenery gives the unit a COZY and PRIVATE FEEL that is hard to find in condo living. With 9ft ceilings and HARDWOOD flooring throughout the OPEN CONCEPT living room it creates a comfortable space for everyday living or entertaining. In suite laundry with a stackable washer and dryer adds convenience, while a SEPARATE UTILITY ROOM houses the high efficient gas furnace and hot water tank. A spacious storage room provides an added bonus. LOW CONDO FEES of just \$284/month cover snow removal, landscaping, reserve fund contributions, and more making this an affordable choice for first-time buyers, downsizers, or investors. An assigned parking stall is conveniently located nearby, along with visitor parking for guests. Step right outside your door and access the TRANS CANADA TRAIL, Schools, Parks, Shopping and more. PETS ARE ALLOWED with restrictions, making the location even better for pet owners.