



GRASSROOTS
REALTY GROUP

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i5, 5300 Vista Trail
Blackfalds, Alberta

MLS # A2351085



\$249,900

Division:	Valley Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,073 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to Valley Crossing Condominiums! This 2 Bedroom, 2 full bathroom condo is available for a November 1st possession. Built in 2015, this modern building is nicely finished with stone accents and vinyl siding exterior. This ground level unit was just repainted in January. It features stainless steel appliances, vinyl flooring, open concept living with ample counter and cabinet space, an extra storage room and your own laundry space. Unit has 2 large bedrooms, one with a walk in closet and ensuite bathroom. Outside a south facing covered patio area is a great space to unwind, BBQ and entertain. This unit has 2 assigned parking spaces directly across from the front door. Easy access to HWY 2 within minutes if you work away or travel frequently. This unit is located directly across from the Abby center where you can take a short 1 min walk over and enjoy a work out year round and swim in the summer. This property is a great investment property opportunity or someone looking for a roommate to help offset their living expenses. Pets are welcome with approval from the board.