

**H3, 5300 Vista Trail
Blackfalds, Alberta**

MLS # A2283051

\$238,000



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|------------------|--|---------------|-------------------|
| 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, Off Street, Plug-In, Side By Side, Stall | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 238 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R3 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings

Discover the ideal blend of comfort and convenience in this charming two-bedroom, two-bath condo nestled in Valley Crossing. Highly sought after for its prime location, this development offers swift access to QEII for commuters, while the Abbey Centre and picturesque walking trails lie just steps away for relaxation and recreation. This beautiful upper-level unit enjoys a quiet privacy with its prime location overlooking the trees backing the property. Warm, inviting, and flooded with sunshine - this home is highlighted by high ceilings and neutral plank flooring, a clean white kitchen with a convenient eating bar open to the spacious dining area and living room. The primary bedroom serves as a private haven, complete with a walk-in closet and a full four-piece ensuite. The second bedroom is perfect as a home office, and the home is complete with a second full bath and a separate laundry and storage room. The covered upper level deck is the icing on the cake, with its warm sunshine and cool breezes all summer long. This pet-friendly building is professionally managed and includes two powered parking stalls within easy view, plus convenient visitor parking. Enjoy all these features with comparatively low condo fees, making this condo a smart and attractive choice.