

# \$237,900 - C1, 5300 Vista Trail, Blackfalds

MLS® #A2235136

## \$237,900

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.02 Acres

Valley Ridge, Blackfalds, Alberta

GROUND LEVEL AT VALLEY CROSSING - Bordered by the Abbey Center, skate park and mountain bike park, this development has easy access to both Highway 2 and Highway 2A while maintaining community convenience. This unit faces north and has 2 POWERED PARKING STALLS right outside your door and lots of VISITOR parking throughout. The COVERED DECK allows for quiet evenings spent outdoors. Inside the unit you'll find DARK CABINETS with plenty of counter space, STAINLESS STEEL APPLIANCES, OPEN CONCEPT LIVING AREA and LOTS OF NATURAL LIGHT. There are 2 BEDROOMS, 2 BATHROOMS (1 W/ UPGRADED SHOWER), IN-SUITE LAUNDRY & STORAGE. You'll be impressed with the layout and the value for your \$.

Built in 2015

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235136    |
| Price          | \$237,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,012       |
| Acres          | 0.02        |
| Year Built     | 2015        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | C1, 5300 Vista Trail |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0L8              |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | None                                         |
| Parking Spaces | 2                                            |
| Parking        | Assigned, Parking Lot, Paved, Plug-In, Stall |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Vinyl Windows                                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer<br>Stacked |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| # of Stories      | 2                                                                               |
| Basement          | None                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 10              |
| Zoning         | R3              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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