

# \$245,900 - D3, 5300 Vista Trail, Blackfalds

MLS® #A2251115

## \$245,900

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Residential on 0.02 Acres

Valley Ridge, Blackfalds, Alberta

UPPER LEVEL CONDO AT VALLEY CROSSING - Beautifully maintained NORTH FACING condo features an OPEN CONCEPT and nobody above you. This development borders the popular Abbey Center (allowing for year round activities), a park, walking trails and has convenient access to Highway 2 and Highway 2A. Inside you'll find 2 BEDROOMS & 2 BATHROOMS (1 includes an UPGRADED SHOWER). There is also IN-SUITE LAUNDRY, LARGE COVERED DECK and 2 assigned POWERED parking stalls right outside your door plus lots of visitor stalls. The kitchen has ample counter space with a LARGE PENINSULA and lots of cabinets that have been upgraded to soft-closures and has stainless steel appliances. There is also new carpets throughout. Schedule your showing today - it won't last long.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251115  |
| Price          | \$245,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,019     |
| Acres          | 0.02      |
| Year Built     | 2015      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | D3, 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 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    | August 24th, 2025 |
| Days on Market | 15                |
| Zoning         | R3                |

### Listing Details

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

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