

# \$245,000 - I6, 5300 Vista Trail, Blackfalds

MLS® #A2217650

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.00 Acres

Valley Ridge, Blackfalds, Alberta

Maintenance free living right across from the Abbey Centre! This bright OPEN CONCEPT upper unit condo has nice views out to the EAST and SOUTH with no other condos to block your view! There are trees and greenery to enjoy from the COVERED DECK! Inside has all just been FRESHLY PAINTED and cleaned throughout, ready for its new owners. This unit had some additional upgrades including a FRENCH DOOR FRIDGE, SOFT CLOSE DRAWERS, STAINLESS STEEL APPLIANCES, higher end door profiles, and VINYL PLANK throughout the whole unit! The kitchen has sleek white cabinetry, generous counterspace and a large PANTRY. The bedrooms are a good size and the primary features a WALK IN CLOSET & 4 PIECE ENSUITE BATHROOM. Another bedroom, 4 piece bathroom, and laundry room complete this home. This condo has LOW FEES, PARKING WITH POWER, is walking distance to the BIKE PARK, ABBY CENTRE (which includes a fitness center, basketball courts, kids play center, outdoor swimming pool and more) playgrounds, convenience stores and provides easy access to HWY 2. This home is positioned in one of the best spots of the whole complex offering both a quieter area and preferred views. Perfect for downsizers, first time buyers, and investors!

Built in 2015

## Essential Information



MLS® #	A2217650
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,099
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	I6, 5300 Vista Trail
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Parking Lot, Paved, Stall, Plug-In

### Interior

Interior Features	Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	2

### Exterior

Exterior Features	Balcony, Storage
Construction	Concrete, Vinyl Siding

### Additional Information

Date Listed	May 4th, 2025
Days on Market	5
Zoning	R3

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.