

# \$238,900 - A4, 5300 Vista Trail, Blackfalds

MLS® #A2248481

**\$238,900**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.02 Acres

Valley Ridge, Blackfalds, Alberta

GROUND LEVEL, NORTH FACING unit featuring 2 BEDROOMS and 2 BATHROOMS, freshened paint and new carpet in the bedrooms. Accessibility is a huge bonus with NO STAIRS and 2 POWERED PARKING STALLS right outside your door. Also included is a LARGE IN-SUITE STORAGE AREA and LAUNDRY. The unit has light finishings including white cabinetry and a large peninsula giving you ample space to work in the kitchen. Best part of all is the COVERED DECK allowing you to enjoy your time outside. This condo is well ran and is close to all amenities including shopping, Abbey Center, skate park, mountain bike park and both highway entrances.

Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248481          |
| Price          | \$238,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,002             |
| Acres          | 0.02              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | A4, 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, Paved, Plug-In, Stall, Parking Lot |

## 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    | August 13th, 2025 |
| Days on Market | 22                |
| Zoning         | R3                |

## Listing Details

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

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