

# \$239,000 - A6, 5300 Vista Trail, Blackfalds

MLS® #A2200065

**\$239,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.02 Acres

Valley Ridge, Blackfalds, Alberta

Parking right in front of the door!! This like new 2 bed 2 bath condo with 1069 sq ft of unobstructed views will satisfy your search. The corner unit has 6 appliances functional kitchen with great counter space and soft close cabinet drawers. 9 ft ceilings and large windows cause this condo to be bright and cheery!

upper floor condo offers 270° spectacular west, south, east views and a 90 square foot garden enhanced covered patio surrounded by mature trees with easy access to highways 2 and 2A and Sterling Industries Sports Park No further construction in the area.

Original owner (single professional adult) non-smoking

Pets are approved

School bus pick up & drop off for Iron Ridge Intermediate Campus and St. Gregory the Great Catholic School

Walking distance to:

Iron Ridge Elementary School

Iron Ridge Junior Campus

Iron Ridge Secondary Campus

Off Leash Dog Park

Abbey Fitness/Activity Centre/Swimming Pool & Waterslide

All Wheel Skate Park

Bike Skills Park

Summer Outdoor Movie Cinemas

Inclusive Play Park

Kid's 3 Day Care

Forested walking trails within 100 m of front door



Eagle Builder's Centre (Blackfalds Bulldogs Peewee-Junior A Hockey & Figure Skating) & the Blackfalds Library  
Two wide parking spaces (with plug ins) directly in front of condo in a quiet no traffic cul de sac  
Lowest condo fees in complex (\$230/mo)  
Excellent condo maintenance crew all seasons (snow removal, Spring cleanup, etc.)  
3 appliances are Whirlpool stainless steel, 2 Whirlpool white stackable washer/dryer front loading, and 1 LG air conditioner included and all owner manuals included  
Peaceful ambiance while near amenities, easy access from highway(s)  
Great long term (since 2015) Lovely quiet neighbours! Spectacular views of fireworks (Jun, Jul, Dec), bike park, soccer fields and baseball diamonds from your patio  
Blackfalds has all the services you would find in a big city with the bonus of low flow traffic

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200065          |
| Price          | \$239,000         |
| Sold Price     | \$235,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 974               |
| Acres          | 0.02              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Sold              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | A6, 5300 Vista Trail |
| Subdivision | Valley Ridge         |
| City        | Blackfalds           |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0L8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner                             |
| Heating           | Forced Air, Natural Gas                                                                                                                |
| Cooling           | Wall/Window Unit(s)                                                                                                                    |
| # of Stories      | 2                                                                                                                                      |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Date Sold      | March 31st, 2025 |
| Days on Market | 1                |
| Zoning         | R3               |
| HOA Fees       | 0.00             |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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