

# \$535,900 - 5430 Vista Trail, Blackfalds

MLS® #A2198917

**\$535,900**

3 Bedroom, 3.00 Bathroom, 1,535 sqft  
Residential on 0.13 Acres

Valley Ridge, Blackfalds, Alberta

This beautifully designed 1,540 sq. ft. two-storey home offers modern finishes, thoughtful details, and a prime location near parks, playgrounds, schools, and the Abbey Centre. The inviting curb appeal is enhanced by an attached double garage and a front composite porch. Step inside to find luxury vinyl plank flooring throughout the open-concept main floor, featuring a stunning kitchen with stylish cabinets, quartz countertops, a subway tile backsplash, a walk-through pantry, a large island with an eating bar, and a stainless steel appliance package. The bright living room is perfect for relaxing, while a convenient powder room is located near the mudroom. Upstairs, the spacious primary bedroom boasts a walk-in closet and a 3-piece ensuite with luxury vinyl tile flooring. Two additional bedrooms, a 4-piece bathroom, and an upper-floor laundry room complete the second level. The undeveloped walkout basement is ready for your vision and comes with roughed-in underfloor heat. Enjoy outdoor living on the 10' x 10' sundeck with a vinyl surface and aluminum railings, plus a fully sodded front yard and a fully fenced backyard included in the purchase price. Some additional highlights include a high-efficiency furnace, an HRV system, and pre-wired alarm and network features. This home blends style, comfort, and practicality for modern living!



Built in 2025

## Essential Information

MLS® #	A2198917
Price	\$535,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	5430 Vista Trail
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Off Street
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Range, Refrigerator
Heating	High Efficiency, In Floor Roughed-In, Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R1M

### **Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

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.