

1203, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2206918



\$439,900

Division:	Yankee Valley Crossing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this delightful 2-story townhome located in the sought-after community of Yankee Valley Crossing in Airdrie. The main floor boasts a stylish kitchen equipped with stainless steel appliances, a convenient center island, and a corner pantry, all flowing effortlessly into the bright dining area and cozy living room, where large windows fill the space with natural light. Step outside onto the back deck, ideal for outdoor gatherings. A 2-piece bathroom completes this level. Upstairs, you'll discover three generously sized bedrooms, including a primary suite with a walk-in closet, and a shared 4-piece bathroom. The fully finished basement offers a versatile family room, an additional bedroom, a 3-piece bathroom, and a laundry area with ample storage. An attached garage adds extra convenience, and the location is unbeatable—close to schools, shopping, and numerous amenities. This home truly has it all. Don't miss your opportunity to see it today!