

\$429,000 - 1204, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2169023

\$429,000

3 Bedroom, 4.00 Bathroom, 1,325 sqft
Residential on 0.05 Acres

Yankee Valley Crossing, Airdrie, Alberta

Welcome to this exceptional 3-bedroom, 3.5-bathroom townhouse in the thriving community of Airdrie, AB. Offering the perfect balance of style and practicality, this home is designed for modern living with thoughtful features throughout. Upon entering, youâ€™ll be greeted by a spacious open-concept main floor that flows seamlessly into the kitchen, living, and dining areas. The kitchen comes fully equipped with BRAND NEW stainless steel appliances, laminated countertops, and ample cabinetry, making it a dream for both everyday meals and entertaining. The home boasts a FULLY DEVELOPED basement, providing a versatile space that could be used as a family room, home theater, gym, or even an additional bedroomâ€”perfect for growing families or those working from home. Each of the three generously-sized bedrooms offers comfort and privacy, including a luxurious master suite complete with an ensuite bathroom, perfect for unwinding after a long day. With 3.5 bathrooms, thereâ€™s no need to worry about space during busy mornings or when hosting guests. One of the standout features of this home is the attached single garage, offering direct access to the home for added convenience, especially during Albertaâ€™s colder months. Additionally, the property includes two extra parking spaces right in front, ensuring ample parking for you and your visitors. Situated in a peaceful and



family-friendly neighborhood, this townhouse is just minutes away from local schools, parks, shopping centers, and restaurants. Whether you're commuting to Calgary or staying local, you'll appreciate the easy access to major highways and public transit options. Airdrie is known for its sense of community and small-town feel while offering all the conveniences of a larger city. Whether you're a first-time homebuyer, downsizing, or looking to upgrade to more space, this townhouse provides excellent value in a growing area. Don't miss the opportunity to make this beautiful house your new home!

Built in 2006

Essential Information

MLS® #	A2169023
Price	\$429,000
Sold Price	\$419,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,325
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1204, 800 Yankee Valley Boulevard Se
Subdivision	Yankee Valley Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L2

Amenities

Amenities	Other, Snow Removal
Parking Spaces	3
Parking	Additional Parking, Parking Pad, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	December 29th, 2024
Days on Market	93
Zoning	DC-5
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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