

\$390,000 - 102, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2186007

\$390,000

3 Bedroom, 2.00 Bathroom, 1,337 sqft

Residential on 0.04 Acres

Big Springs, Airdrie, Alberta

Incredibly Accessible Location | Single Attached Garage | 2 Car Driveway | West Facing | 3 Bedrooms | 1.5 Bathrooms | Large Windows | Ample Natural Lighting | Open Floor Plan Living Space | Kitchen Island | Raised Breakfast Bar | Corner Pantry | Large Bedrooms | Unfinished Spacious Basement | Basement Laundry | Ample Storage | Rear Deck | Privacy Fence to Neighbour | Walking Distance to the Big Springs Off-leash Dog Park, R.J. Hawkey Elementary & Meadowbrook Middle School | 1 Minute Drive to Deerfoot North & South | Two Major Shopping Plazas 30 seconds away! Welcome to your beautiful 2-storey townhome boasting 1337SqFt throughout the main and upper levels with an additional 564SqFt in the unfinished basement. Drive home and park in the single attached garage which is paired with a 2 car driveway allowing for 3 vehicles to be parked at any time. Step onto the covered and well lit front porch where the front door opens the to a foyer with closet storage keeping this space net & organized! The living space in this home has an open floor plan kitchen, dining and living room. This space is bright with natural light from the many East facing windows; keeping this space cool in the summer from the afternoon sun. The kitchen is outfitted with ample cabinet storage, laminate countertops, black appliances, a corner pantry for dry goods and a kitchen island. The island is the perfect spot for small meals or to socialize while your cook as it has a raised bar



for barstool seating. The dining room is spacious and will easily fit a table for 6! The door of the dining room leads to the rear deck to make indoor/outdoor dining in the summer months easy! The living room is outfitted with a ceiling fan and plenty of space for a large comfortable sofa set! The main level is complete with a 2pc bath. Upstairs holds 3 large bedrooms; the primary bedroom is paired with a walk-in closet. The bedrooms are all finished with carpet flooring adding to your comfort. The main 4pc bath has a single vanity with storage below and a tub/shower combo. Downstairs, the unfinished basement is a great addition to your future living space! Already equipped with insulated OSB flooring, some framing and drywall, the space is ready to be transformed to fit your family's needs! The basement laundry is great as its tucked away from any living space. Your backyard has a lawn space to enjoy in the summer! The location of this home can't be beat; 1 intersection off the Deerfoot/Yankee Valley Blvd exit; this home allows for a quick commute to any part of Airdrie or into Calgary! Your immediate neighbourhood includes 2 shopping plazas including groceries, gas, restaurants, pharmacies and more! Take a stroll through one of the many walking paths in the area or take your dog to the off-leash dog park 60 steps from your front door! 102 800 Yankee Valley Blvd SE is within walking distance to two schools; RJ Hawkey Elementary & Meadowbrook Middle School. Hurry and book your showing today!

Built in 2006

Essential Information

MLS® #	A2186007
Price	\$390,000
Sold Price	\$385,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,337
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	102, 800 Yankee Valley Boulevard Se
Subdivision	Big Springs
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L1

Amenities

Amenities	Visitor Parking, Dog Park
Parking Spaces	3
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Interior Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 9th, 2025
Date Sold	January 30th, 2025
Days on Market	21
Zoning	DC-5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Crown
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