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

MLS® #A2186007

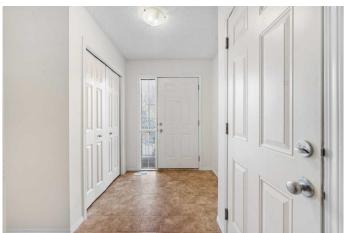
\$390,000

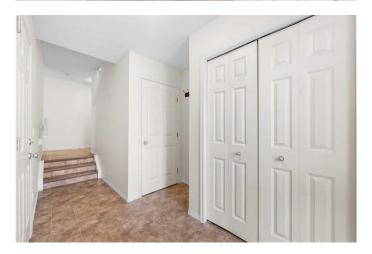
3 Bedroom, 2.00 Bathroom, 1,337 sqft Residential on 0.04 Acres

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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