

\$399,900 - 503, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2208474

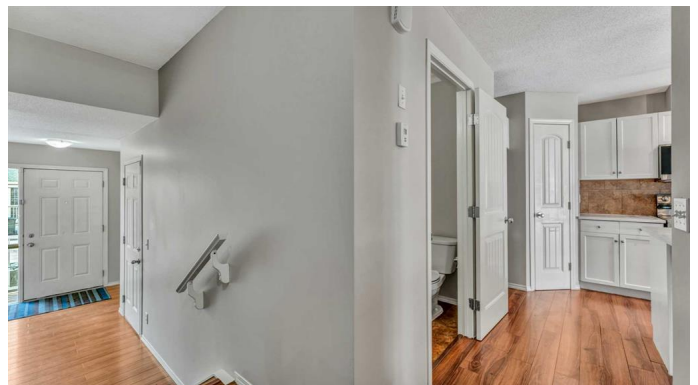
\$399,900

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.04 Acres

Yankee Valley Crossing, Airdrie, Alberta

UNDER 400K, OUTSTANDINGLY LOCATED WITHIN WALKING DISTANCE TO NUMEROUS AMENITIES, SCHOOLS, PARKS AND MORE | 3 BEDROOMS | 2.5 BATHROOMS | OPEN FLOOR PLAN | INSULATED AND DRYWALLED GARAGE | QUIET COMPLEX! Phenomenally located 3 bedroom, 2.5 bathroom townhouse in a quiet complex. This extremely walkable location is under a 5 minute walk to the Airdrie's largest shopping district, Kingsview Market and Yankee Valley Crossing's numerous amenities. Also within walking distance are schools, parks, an off-leash Park and transit. Then come home to a quiet sanctuary. Pull right into the insulated and drywalled attached garage and park your vehicle safely out of the elements. Additional parking is available on the driveway or in the visitor stalls throughout the complex. The front porch greets guests and entices peaceful morning coffees. Endless natural light graces the interior with a neutral colour palette and gleaming hardwood floors. The kitchen is well laid out featuring a corner pantry, stainless steel appliances and a centre island with breakfast bar seating. Adjacent to the dining room leads to the rear deck promoting a seamless indoor/outdoor lifestyle. Sit back and relax in the inviting living room with clear sightlines encouraging unobstructed conversations. The main floor is completed by a handy powder room. Retreat at the end of the day to the spacious primary bedroom on the upper level where dual closets lead to the



private 4-piece ensuite. Both additional bedrooms are also generously sized, sharing the 4-piece main bathroom. The back deck is a great outdoor space to come together over casual barbeques or simply unwind soaking up the sunshine. Move-in ready and in an outstanding location, this wonderful unit ticks off all the boxes, book a showing today to see for yourself!

Built in 2005

Essential Information

MLS® #	A2208474
Price	\$399,900
Sold Price	\$395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,326
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	503, 800 Yankee Valley Boulevard Se
Subdivision	Yankee Valley Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L1

Amenities

Amenities	Visitor Parking
Parking Spaces	2

Parking	Driveway, Insulated, Single Garage Attached
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Interior

Interior Features	Kitchen Island, Breakfast Bar, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Date Sold	May 22nd, 2025
Days on Market	48
Zoning	DC-5
HOA Fees	0.00

Listing Details

Listing Office	LPT Realty
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