

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

MLS® #A2208474

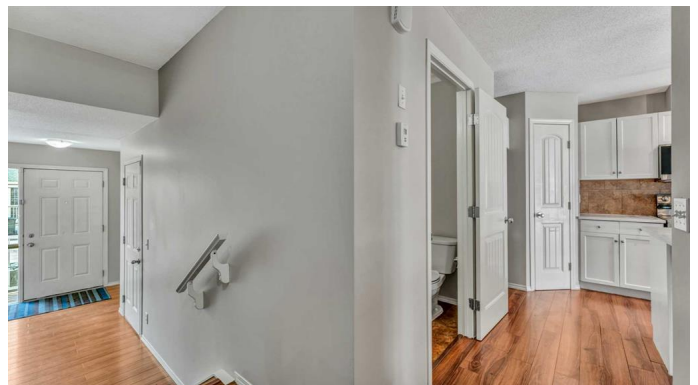
**\$399,900**

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     |
| 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         | Active        |

### 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 |

# of Garages 1

## Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

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 Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 4th, 2025

Days on Market 26

Zoning DC-5

## Listing Details

Listing Office LPT Realty

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