

**1405, 800 Yankee Valley Boulevard SE
Airdrie, Alberta**

MLS # A2255074



\$415,000

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|------------------|--|---------------|-------------------|
| Division: | Yankee Valley Crossing | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,305 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Garage Faces Front, Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Front Yard, Landscaped | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 337 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | DC-5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: Ring Doorbell/Camera, Hallway Chime Hardware

OPEN HOUSE SEPTEMBER 13 FROM 2PM TO 4PM Discover this beautifully maintained 3-bedroom townhouse in the heart of Yankee Valley Crossing, offering comfort, convenience, and exceptional value. With parking for two vehicles plus an oversized single garage that provides plenty of storage, this home has space for everything you need. Step inside to a welcoming foyer that opens into a bright and inviting main floor—perfect for relaxing or entertaining. The spacious kitchen features ample cupboard and counter space, along with a walk-in pantry ideal for all your essentials. Just off the dining area, a private deck offers the perfect spot for summer barbecues or quiet evenings outdoors. Upstairs, you’ll find two generously sized bedrooms and a full 4-piece bathroom. The large primary suite includes its own ensuite and two oversized closets, giving you both comfort and functionality. The fully finished basement adds even more living space, complete with a rec room and 3-piece bath—whether it’s game nights, movie marathons, or a kids’ play zone, this level has it all. Located within walking distance to schools, groceries, restaurants, pharmacy, and more, this condo puts all amenities at your doorstep. Priced among the best 3-bedroom options in Airdrie, this home is a must-see. Don’t miss out—schedule your showing today!