

**503, 800 Yankee Valley Boulevard SE**  
**Airdrie, Alberta**

**MLS # A2208474**



## \$399,900

<b>Division:</b>	Yankee Valley Crossing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** None

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. Adjacently 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!