

# \$409,900 - 503, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2208474

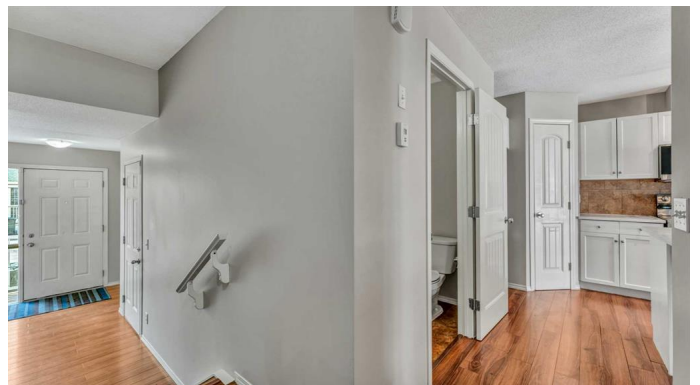
**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,326 sqft  
Residential on 0.04 Acres

Yankee Valley Crossing, Airdrie, Alberta

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!

Built in 2005

### **Essential Information**

MLS® #	A2208474
Price	\$409,900
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, Single Garage Attached, Insulated

# 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 14

Zoning DC-5

### **Listing Details**

Listing Office LPT Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.