

# **\$439,900 - 1402, 800 Yankee Valley Boulevard Se, Airdrie**

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MLS® #A2237612

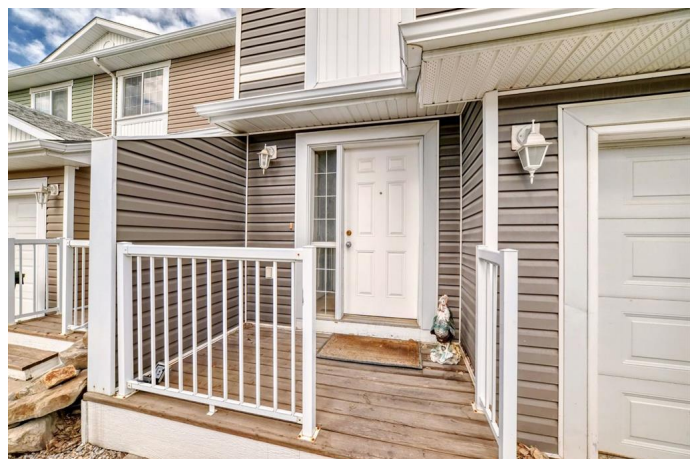
**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 0.04 Acres

Yankee Valley Crossing, Airdrie, Alberta

Welcome home! #1402 - 800 Yankee Valley Boulevard SE Airdrie, AB T4A2L3 Situated within walking distance to shopping, amenities, schools, green-space, parks, walking pathways dog park, public transit and recreational facilities. Easy access off highway QE2! Featuring 3 spacious bedrooms, 3 bathrooms and a single attached garage out front. Enter the front entrance space and walk up to where you will find the open style living room/kitchen/dining area. The kitchen has ample amount of cupboards and counter space, breakfast bar room for 2 stools, corner pantry and patio doors leading off to deck west-facing onto green space ideal for barbecues. A convenient 2-piece powder room completes this level. Upstairs you find a upper-level laundry area. You also will find a spacious primary bedroom complete with a closet and an 4pc ensuite bathroom, two additional good size bedrooms, and a 4-piece bathroom, all providing plenty of space for your family. The unspoiled basement is ready for your future vision for additional living space, roughed in for a bathroom! Condo fee \$336.77/month. With its ideal location and thoughtful layout, this home is a must-see! Call today schedule a showing with your favourite Realtor today!

Built in 2005



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237612      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,427         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1402, 800 Yankee Valley Boulevard Se |
| Subdivision | Yankee Valley Crossing               |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4A2L3                               |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                        |
| Cooling           | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Unfinished                                                                            |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Backs on to Park/Green Space, Few Trees |
| Roof              | Asphalt                                 |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 27             |
| Zoning         | DC-5           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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