

# \$419,900 - 406, 800 Yankee Valley Boulevard Se, Airdrie

MLS® #A2214114

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.05 Acres

Big Springs, Airdrie, Alberta

STOP PAYING RENT & OWN this beautiful, END UNIT townhouse! Arguably one of the best located UNIT's in the complex tucked quietly away from the main road, BACKING WEST onto GREEN SPACE & PATHWAY! Sunny backyard & with your own ATTACHED GARAGE & two additional parking stalls immediately out your front door (plus visitor's parking just around the corner). This charming townhome boasts pride of ownership, featuring laminate flooring on the main & tasteful colors throughout! Kitchen has plenty of cabinets, eat-up breakfast bar, appliances included & separate dining area with plenty of space to entertain. Access to your rear balcony deck with west exposure (VIEWS, VIEWS, VIEWS), easy to watch your kids & perfect for summer BBQ's. Loads of windows allow for ample sunlight to flow through this OPEN FLOOR PLAN nicely. 3 BEDROOMS & 2.5 BATHROOMS. Upstairs you will find a HUGE PRIMARY RETREAT & full en suite. 2 more good-sized bedrooms, UPPER LEVEL LAUNDRY, an upgraded 4-pc bathroom completes the upper floor. The basement is bright, open & is perfect for a media or games/rec room. A WALKOUT with lower patio, unspoiled and ready for your creative ideas! A very well-maintained unit, with LOW FEES and priced to sell. IMMEDIATE POSSESSION AVAILABLE! Walking distance to all amenities, parks, paths, schools & transit this home is one you will not want to miss out on! Easy access out of town



for the commuters, come see a meticulously maintained complex on the South end of Airdrie.

Built in 2005

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214114      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,404         |
| Acres          | 0.05          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 406, 800 Yankee Valley Boulevard Se |
| Subdivision | Big Springs                         |
| City        | Airdrie                             |
| County      | Airdrie                             |
| Province    | Alberta                             |
| Postal Code | T4A 2L1                             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Other, Park, Snow Removal, Visitor Parking                        |
| Parking Spaces | 3   |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached, See Remarks |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood                                  |

|              |   |
|--------------|---|
|              | Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Forced Air                                  |
| Cooling      | None  |
| Has Basement | Yes   |
| Basement     | Full, Walk-Out                              |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Other   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 10               |
| Zoning         | DC-5             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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