

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

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MLS® #A2237612

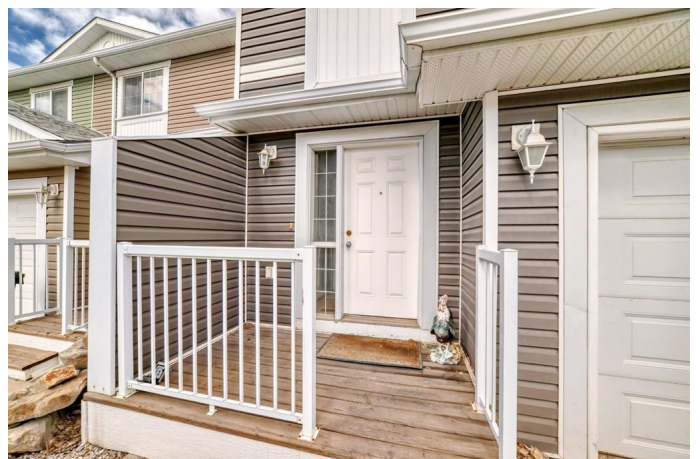
**\$439,900**

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	7
Zoning	DC-5

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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