

**1402, 800 YANKEE VALLEY Boulevard SE
Airdrie, Alberta**

MLS # A2237612



\$429,900

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating: Central, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 337

LLD: -

Zoning: DC-5

Utilities: -

Inclusions: N/A

Price Reduced -#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!