

# \$439,900 - 1203, 800 Yankee Valley Boulevard Se, Airdrie

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MLS® #A2206918

**\$439,900**

3 Bedroom, 4.00 Bathroom, 1,338 sqft  
Residential on 0.05 Acres

Yankee Valley Crossing, Airdrie, Alberta

Welcome to this delightful 2-story townhome located in the sought-after community of Yankee Valley Crossing in Airdrie. The main floor boasts a stylish kitchen equipped with stainless steel appliances, a convenient center island, and a corner pantry, all flowing effortlessly into the bright dining area and cozy living room, where large windows fill the space with natural light. Step outside onto the back deck, ideal for outdoor gatherings. A 2-piece bathroom completes this level.

Upstairs, youâ€™ll discover three generously sized bedrooms, including a primary suite with a walk-in closet, and a shared 4-piece bathroom. The fully finished basement offers a versatile family room, an additional bedroom, a 3-piece bathroom, and a laundry area with ample storage. An attached garage adds extra convenience, and the location is unbeatableâ€™close to schools, shopping, and numerous amenities.

This home truly has it all. Donâ€™t miss your opportunity to see it today!

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2206918  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,338         |
| Acres          | 0.05          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1203, 800 Yankee Valley Boulevard Se |
| Subdivision | Yankee Valley Crossing               |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4A 2L1                              |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, No Animal Home, Walk-In Closet(s), Laminate Counters                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Landscaped               |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 32               |
| Zoning         | DC-5             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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