

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

MLS® #A2214114

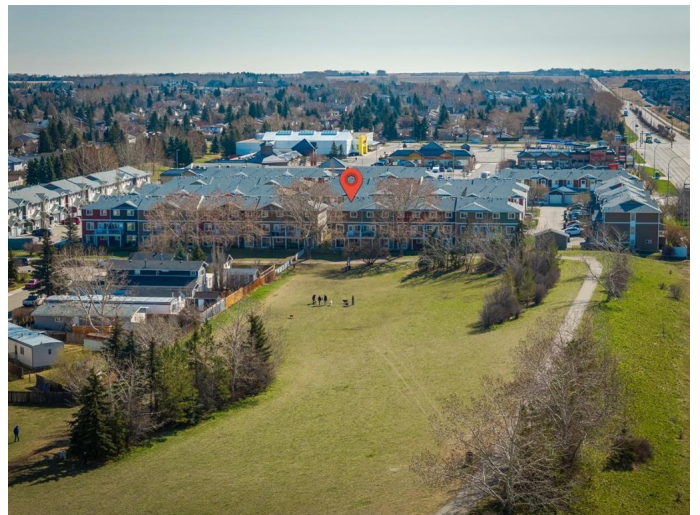
\$419,900

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, See Remarks, Single Garage Attached |
| # 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 | 5 |
| Zoning | DC-5 |

Listing Details

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

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