

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

MLS® #A2214114

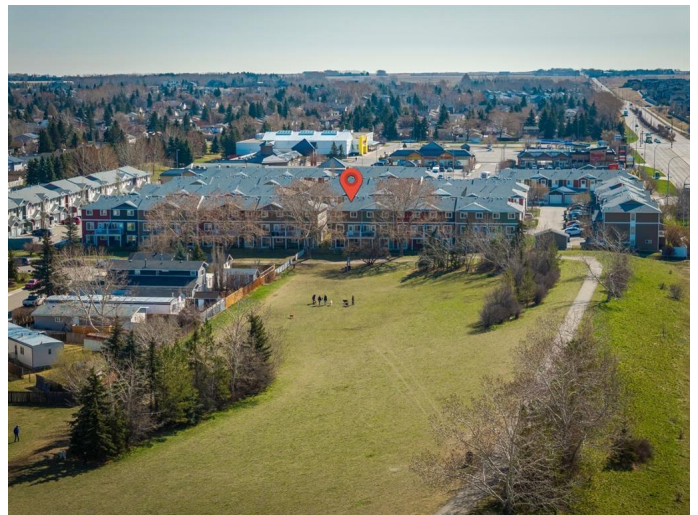
**\$419,900**

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	15
Zoning	DC-5

## Listing Details

Listing Office	Legacy Real Estate Services
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