



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**800 YANKEE VALLEY Boulevard #1401, Airdrie T4A 2L3**

MLS® #: **A2162622**

Area: **Yankee Valley  
Crossing**

Listing Date: **09/04/24**

List Price: **\$457,500**

Status: **Active**

County: **Airdrie**

Change: **-\$8k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2005**

Finished Floor Area  
Abv Sqft: **1,402**  
Low Sqft:  
Ttl Sqft: **1,402**

Lot Information

Lot Sz Ar: **2,497 sqft**  
Lot Shape:

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Interior Lot,Landscaped**  
Park Feat: **Parking Pad,Single Garage Attached**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Silent Floor Joists,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,See Remarks,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Laminate Counters,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`1" x 2`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`0" x 5`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 9`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`1" x 13`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`8" x 9`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`9" x 11`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$337**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC-5**

Legal Desc: **0512110**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this meticulously maintained 3-bedroom, 2.5-bathroom end-unit townhouse. Boasting only one adjoining wall, this home is bathed in natural light thanks to its additional windows. Recently updated with modern vinyl tile and plush carpeting, along with fresh paint and new trims, this residence offers both style and warmth. Its central location within the complex ensures a peaceful environment, while the west-facing deck is ideal for enjoying a sunny afternoon or evening. An unfinished basement with a bathroom rough-in awaits your personal touch, and the oversized double parking pad complements the single attached garage. Situated at Yankee Valley Crossing, near a plethora of dining and amenity options, with easy access to major thoroughfares, this townhouse is not just a home but a lifestyle choice for the discerning buyer.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX West Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







