



THE
A-TEAM

**RE/MAX
FIRST**

800 YANKEE VALLEY Boulevard #1204, Airdrie T4A 2L2

MLS®#: **A2169023**

Area: **Yankee Valley Crossing**

Listing Date: **09/26/24**

List Price: **\$429,000**

Status: **Active**

County: **Airdrie**

Change: **-\$6k, 15-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Row/Townhouse**
Sub Type: **Airdrie**
City/Town: **2006**
Year Built: **2006**
Lot Information
Lot Sz Ar: **2,034 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,324**
Low Sqft:
Ttl Sqft: **1,324**

DOM

56
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Other**
Park Feat: **Additional Parking,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`7" x 12`0"	Dining Room	Main	11`7" x 8`6"
Kitchen	Main	11`7" x 11`6"	Foyer	Main	8`7" x 16`0"
Bedroom - Primary	Second	11`3" x 13`5"	4pc Ensuite bath	Second	9`8" x 4`11"
Walk-In Closet	Second	9`8" x 5`0"	Bedroom	Second	13`7" x 11`0"
4pc Ensuite bath	Second	6`3" x 8`3"	Bedroom	Basement	12`7" x 7`5"
Game Room	Basement	14`2" x 11`2"	3pc Bathroom	Basement	5`0" x 6`11"
Furnace/Utility Room	Basement	8`5" x 7`3"	2pc Bathroom	Main	9`2" x 2`7"

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-5

Legal Desc: **0512110**

Remarks

Pub Rmks: **Welcome to this exceptional 3-bedroom, 3.5-bathroom townhouse in the thriving community of Airdrie, AB. Offering the perfect balance of style and practicality, this home is designed for modern living with thoughtful features throughout. Upon entering, you'll be greeted by a spacious open-concept main floor that flows seamlessly into the kitchen, living, and dining areas. The kitchen comes fully equipped with BRAND NEW stainless steel appliances, laminated countertops, and ample cabinetry, making it a dream for both everyday meals and entertaining. The home boasts a FULLY DEVELOPED basement, providing a versatile space that could be used as a family room, home theater, gym, or even an additional bedroom—perfect for growing families or those working from home. Each of the three generously-sized bedrooms offers comfort and privacy, including a luxurious master suite complete with an ensuite bathroom, perfect for unwinding after a long day. With 3.5 bathrooms, there's no need to worry about space during busy mornings or when hosting guests. One of the standout features of this home is the attached single garage, offering direct access to the home for added convenience, especially during Alberta's colder months. Additionally, the property includes two extra parking spaces right in front, ensuring ample parking for you and your visitors. Situated in a peaceful and family-friendly neighborhood, this townhouse is just minutes away from local schools, parks, shopping centers, and restaurants. Whether you're commuting to Calgary or staying local, you'll appreciate the easy access to major highways and public transit options. Airdrie is known for its sense of community and small-town feel while offering all the conveniences of a larger city. Whether you're a first-time homebuyer, downsizing, or looking to upgrade to more space, this townhouse provides excellent value in a growing area. Don't miss the opportunity to make this beautiful house your new home!**

Inclusions: **none**
Property Listed By: **eXp Realty**

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











