



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**800 YANKEE VALLEY Boulevard #703, Airdrie T4A 2L2**

MLS®#: **A2173645**

Area: **Yankee Valley Crossing**

Listing Date: **10/17/24**

List Price: **\$419,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$5k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **1,321**  
Low Sqft:  
Ttl Sqft: **1,321**

Lot Information

Lot Sz Ar: **1,905 sqft**  
Lot Shape:

DOM

**34**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 11`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`4" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`5" x 10`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 6`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`9" x 12`1"</b>

Room	Level	Dimensions
<b>Dinette</b>	<b>Main</b>	<b>9`9" x 8`6"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`3" x 1`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>9`3" x 2`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`3" x 11`5"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>8`6" x 11`4"</b>

**3pc Bathroom**

**Basement**

**4`10" x 7`0"**

**Laundry**  
Legal/Tax/Financial

**Basement**

**8`7" x 7`0"**

Condo Fee:  
**\$337**

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

Zoning:  
**DC-5**

Legal Desc: **0512110**

Remarks

Pub Rmks: **Fantastic location in this popular complex - conveniently located within walking distance to all amenities such as schools, shopping, restaurants, banks, and walking paths. Walking up to this well maintained home you will notice the single attached garage along with an extended parking pad to fit an additional two vehicles. Enter into the spacious foyer and down the hall to the open concept floor plan offering a large kitchen and eating area that opens up to the deck overlooking the green space. As well there is a living room and 2 piece bathroom to complete this level. Upstairs you will appreciate the newer carpet throughout this level which has 3 good sized bedrooms - and a full ensuite off the primary bedroom as well as another full bathroom. The basement has been professionally developed with a 3 piece bathroom, large bedroom and a kitchenette - perfect for extended family or older children that would like their own space.**

Inclusions: **None**  
Property Listed By: **RE/MAX Rocky View Real Estate**

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





















