

800 YANKEE VALLEY Boulevard #106, Airdrie T4A 2L1

MLS® #: **A2174804** Area: **Yankee Valley Crossing** Listing Date: **10/23/24** List Price: **\$440,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2006** Abv Sqft: **1,303**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,056 sqft** Ttl Sqft: **1,303**
 Lot Shape:

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Low Flow Plumbing Fixtures,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`9" x 11`7"	Dining Room	Main	9`2" x 8`3"
Living Room	Main	11`11" x 9`2"	Living Room	Lower	20`2" x 11`6"
Laundry	Second	4`9" x 3`1"	Furnace/Utility Room	Lower	8`3" x 7`0"
Balcony	Main	9`6" x 7`0"	Foyer	Main	11`2" x 8`6"
Bedroom - Primary	Second	13`11" x 10`9"	5pc Ensuite bath	Second	
Walk-In Closet	Second	9`11" x 5`0"	Bedroom - Primary	Second	13`3" x 11`0"
4pc Ensuite bath	Second		Walk-In Closet	Second	8`3" x 4`6"

2pc Bathroom

Main

2pc Bathroom
Legal/Tax/Financial

Lower

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-5

Legal Desc: **0512110**

Remarks

Pub Rmks: **This inviting, modern renovated townhome is stunning. You'll immediately step into the spacious foyer with the stylish lit-up feature wall and the amazing contemporary cable detail on the stairwell giving it a sleek sophisticated edge. The Open Concept on the main level boasts a functional chef's kitchen with stainless steel appliances and a generous dining room that opens onto a deck outside. The living room has a beautiful wood slat feature wall with fireplace, an eye-catching element that adds warmth and elegance. The upper level has two primary bedrooms with ensuites and walk in closets and finishing out this level is a convenient laundry room. At the end of a busy day relax in the lower level's developed large rec. room complete with a bathroom. The impressive renovations are in the details in this townhome... reno'd bathrooms, laminate flooring, updated casings (window/door/baseboard), solid core doors to name just a few, giving it a perfect mix of style and comfort. This first class townhouse has a large well-kept corner lot. Book your private showing today!**

Inclusions: **Vivint alarm system (is deactivated now) with indoor camera, doorbell camera, 3 Z-Wave wall outlets, thermostat (which was removed and replaced with Google Nest thermostat, which can be controlled remotely)**

Property Listed By: **MaxWell Capital Realty**

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









