



THE
A-TEAM

**RE/MAX
FIRST**

800 YANKEE VALLEY Boulevard #102, Airdrie T4A 2L1

MLS®#: **A2186007**

Area: **Big Springs**

Listing Date: **01/09/25**

List Price: **\$390,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,337**
Low Sqft:
Ttl Sqft: **1,337**

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,743 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	6`4" x 2`7"
Kitchen	Main	11`5" x 12`7"
4pc Bathroom	Upper	9`2" x 5`11"
Bedroom	Upper	9`11" x 10`6"
Storage	Basement	7`6" x 15`8"

Room	Level	Dimensions
Dining Room	Main	9`5" x 7`6"
Living Room	Main	11`10" x 13`1"
Bedroom	Upper	11`2" x 10`0"
Bedroom - Primary	Upper	11`1" x 13`11"
Furnace/Utility Room	Basement	13`2" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-5

Legal Desc: **0512110**

Remarks

Pub Rmks: **Incredibly Accessible Location | Single Attached Garage | 2 Car Driveway | West Facing | 3 Bedrooms | 1.5 Bathrooms | Large Windows | Ample Natural Lighting | Open Floor Plan Living Space | Kitchen Island | Raised Breakfast Bar | Corner Pantry | Large Bedrooms | Unfinished Spacious Basement | Basement Laundry | Ample Storage | Rear Deck | Privacy Fence to Neighbour | Walking Distance to the Big Springs Off-leash Dog Park, R.J. Hawkey Elementary & Meadowbrook Middle School | 1 Minute Drive to Deerfoot North & South | Two Major Shopping Plazas 30 seconds away! Welcome to your beautiful 2-storey townhome boasting 1337SqFt throughout the main and upper levels with an additional 564SqFt in the unfinished basement. Drive home and park in the single attached garage which is paired with a 2 car driveway allowing for 3 vehicles to be parked at any time. Step onto the covered and well lit front porch where the front door opens the to a foyer with closet storage keeping this space net & organized! The living space in this home has an open floor plan kitchen, dining and living room. This space is bright with natural light from the many East facing windows; keeping this space cool in the summer from the afternoon sun. The kitchen is outfitted with ample cabinet storage, laminate countertops, black appliances, a corner pantry for dry goods and a kitchen island. The island is the perfect spot for small meals or to socialize while your cook as it has a raised bar for barstool seating. The dining room is spacious and will easily fit a table for 6! The door of the dining room leads to the rear deck to make indoor/outdoor dining in the summer months easy! The living room is outfitted with a ceiling fan and plenty of space for a large comfortable sofa set! The main level is complete with a 2pc bath. Upstairs holds 3 large bedrooms; the primary bedroom is paired with a walk-in closet. The bedrooms are all finished with carpet flooring adding to your comfort. The main 4pc bath has a single vanity with storage below and a tub/shower combo. Downstairs, the unfinished basement is a great addition to your future living space! Already equipped with insulated OSB flooring, some framing and drywall, the space is ready to be transformed to fit your family's needs! The basement laundry is great as its tucked away from any living space. Your backyard has a lawn space to enjoy in the summer! The location of this home can't be beat; 1 intersection off the Deerfoot/Yankee Valley Blvd exit; this home allows for a quick commute to any part of Airdrie or into Calgary! Your immediate neighbourhood includes 2 shopping plazas including groceries, gas, restaurants, pharmacies and more! Take a stroll through one of the many walking paths in the area or take your dog to the off-leash dog park 60 steps from your front door! 102 800 Yankee Valley Blvd SE is within walking distance to two schools; RJ Hawkey Elementary & Meadowbrook Middle School. Hurry and book your showing today!**

Inclusions:
Property Listed By: **N/A
RE/MAX Crown**

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









