



THE
A-TEAM

**RE/MAX
FIRST**

800 YANKEE VALLEY Boulevard #705, Airdrie T4A 2L2

MLS® #: **A2187059**

Area: **Yankee Valley Crossing**

Listing Date: **01/22/25**

List Price: **\$414,900**

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: **1,318**
Low Sqft:
Ttl Sqft: **1,318**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,948 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 2`7"
Kitchen	Main	11`7" x 14`0"
4pc Bathroom	Upper	9`0" x 6`2"
Bedroom	Upper	9`9" x 9`11"
3pc Bathroom	Basement	4`11" x 6`11"
Family Room	Basement	9`11" x 11`4"

Room	Level	Dimensions
Dining Room	Main	8`3" x 6`0"
Living Room	Main	12`11" x 13`0"
Bedroom	Upper	11`0" x 9`11"
Bedroom - Primary	Upper	10`11" x 13`9"
Bedroom	Basement	9`10" x 7`11"
Furnace/Utility Room	Basement	8`10" x 6`11"

Legal/Tax/Financial

Condo Fee:
\$337

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-5

Legal Desc: **0512110**

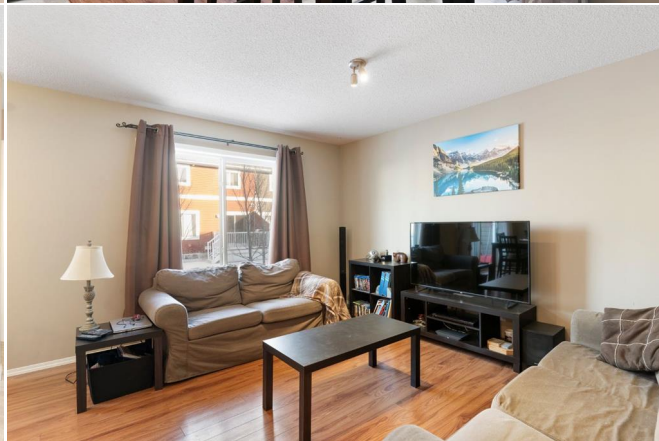
Remarks

Pub Rmks: **Welcome to this charming 2-story townhome in the desirable community of Yankee Valley Crossing in Airdrie. The main level features a modern kitchen with sleek black appliances, a convenient center island, and a corner pantry, all flowing seamlessly into the bright eat-in dining area and inviting living room with large windows that flood the space with natural light. From here, step out onto the back deck, perfect for outdoor entertaining. A 2-piece bathroom completes this level. Upstairs, you'll find three spacious bedrooms, including a primary retreat with a walk-in closet, along with a shared 4-piece bathroom. The fully finished basement offers a versatile family room, an additional bedroom, a 3-piece bathroom, and a laundry area with storage space. An attached garage adds convenience, and the location is unbeatable, close to schools, shopping, and countless amenities. This home has everything you need. Don't miss your chance to see it today.**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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







705-800 Yankee Valley Blvd, Airdrie, AB

Main Floor Exterior Area 613.39 sq ft
Excluded Area 291.27 sq ft



PREPARED: 2025/01/11

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

