



GRASSROOTS
REALTY GROUP

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1402, 800 YANKEE VALLEY Boulevard SE
Airdrie, Alberta

MLS # A2237612



\$429,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Yankee Valley Crossing | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,427 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees | | |

Heating: Central, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 337

LLD: -

Zoning: DC-5

Utilities: -

Inclusions: N/A

-#1402 - 800 Yankee Valley Boulevard SE Airdrie, AB. Within walking distance to shopping, amenities, schools, green-space, parks, walking pathways dog park, public transit and recreational facilities. Easy access off highway QE2! Featuring 3 spacious bedrooms, 3 bathrooms and a single attached garage out front. Enter the front entrance and walk up to where you will find the living room/kitchen/dining area. The kitchen has ample amount of cupboards and counter space, breakfast bar room for 2 stools, corner pantry and patio doors leading off to deck west-facing onto green space. A convenient 2-piece powder room completes this level. Upstairs you find a upper-level laundry area. You also will find a spacious primary bedroom complete with a closet and an 4pc ensuite, two additional good size bedrooms, and a 4-piece bathroom, all providing plenty of space for your family. The unspoiled basement is ready for your future vision for additional living space, roughed in for a bathroom! Condo fee \$336.77/month. With its ideal location and thoughtful layout, this home is a must-see! Call your favourite Realtor today!