

102, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2166520



\$409,900

Division:	Big Springs		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,337 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Landscaped, See Rem		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage		

Inclusions: NA

Welcome to your new home! This spacious 3-bedroom townhouse offers the perfect blend of comfort and convenience. With an attached garage and two additional parking spots right on the driveway, you'll never have to worry about parking. Freshly painted and featuring brand new carpet throughout, this home feels bright and inviting from the moment you step inside. The open-concept main floor is designed for both functionality and style, featuring a well-appointed kitchen with black appliances, ample cupboard and counter space, a raised eating bar, and a convenient corner pantry. The cozy nook leads out to a lovely back deck and yard, perfect for outdoor relaxation or entertaining. Upstairs, you'll find three generously sized bedrooms, each with large closets, providing plenty of storage. The full 4-piece bathroom adds to the home's practicality. The basement is a blank canvas, already equipped with insulated OSB flooring and some framing and drywall completed—an excellent opportunity to create your ideal space! Location is key, and this townhouse does not disappoint. Just steps away from schools, restaurants, medical facilities, banks, shopping, walking paths and adjacent of-lease dog park, you'll enjoy easy access to all the amenities you need. Plus, with low condo fees of just \$336.64, this home is an affordable option that checks all the boxes. Don't miss your chance to see this fantastic property—book your viewing today!