

703, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2173645



\$419,900

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 337

LLD: -

Zoning: DC-5

Utilities: -

Inclusions: None

Fantastic location in this popular complex - conveniently located within walking distance to all amenities such as schools, shopping, restaurants, banks, and walking paths. Walking up to this well maintained home you will notice the single attached garage along with an extended parking pad to fit an additional two vehicles. Enter into the spacious foyer and down the hall to the open concept floor plan offering a large kitchen and eating area that opens up to the deck overlooking the green space. As well there is a living room and 2 piece bathroom to complete this level. Upstairs you will appreciate the newer carpet throughout this level which has 3 good sized bedrooms - and a full ensuite off the primary bedroom as well as another full bathroom. The basement has been professionally developed with a 3 piece bathroom, large bedroom and a kitchenette - perfect for extended family or older children that would like their own space.