

# \$439,900 - 1203, 800 Yankee Valley Boulevard Se, Airdrie

---

MLS® #A2206918

**\$439,900**

3 Bedroom, 4.00 Bathroom, 1,338 sqft  
Residential on 0.05 Acres

Yankee Valley Crossing, Airdrie, Alberta

Welcome to this delightful 2-story townhome located in the sought-after community of Yankee Valley Crossing in Airdrie. The main floor boasts a stylish kitchen equipped with stainless steel appliances, a convenient center island, and a corner pantry, all flowing effortlessly into the bright dining area and cozy living room, where large windows fill the space with natural light. Step outside onto the back deck, ideal for outdoor gatherings. A 2-piece bathroom completes this level.

Upstairs, youâ€™ll discover three generously sized bedrooms, including a primary suite with a walk-in closet, and 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 ample storage. An attached garage adds extra convenience, and the location is unbeatableâ€™close to schools, shopping, and numerous amenities.

This home truly has it all. Donâ€™t miss your opportunity to see it today!

Built in 2005

## Essential Information

MLS® #	A2206918
Price	\$439,900
Bedrooms	3
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,338
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1203, 800 Yankee Valley Boulevard Se
Subdivision	Yankee Valley Crossing
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 2L1

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Driveway, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
-------------------	-------

Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 30th, 2025
Days on Market	28
Zoning	DC-5

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.