



GRASSROOTS
REALTY GROUP

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702, 800 Yankee Valley Boulevard SE
Airdrie, Alberta

MLS # A2327841



\$359,900

Division:	Yankee Valley Crossing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,193 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 337
LLD:	-
Zoning:	DC-5
Utilities:	-

Inclusions: none

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 and a corner pantry, all flowing effortlessly into the bright dining area and cozy living room. Brand new high quality vinyl plank flooring has just been installed. Tons of large windows fill the space with natural light. Patio door to the outside lead to your back deck great for outdoor gatherings. A 2 pc bathroom completes this level. Upstairs, you'll discover three generously sized bedrooms, including a primary suite with his & hers closets, and a 4-piece ensuite bathroom. Carpeting has all just been replaced. Additional 4 pc main bathroom on this floor. The fully finished basement (with permit) offers a versatile family room or entertainment area. Laundry area and additional storage on this floor. An attached garage adds extra convenience and has additional above storage. The location is unbeatable being close to schools, shopping, transportation and numerous amenities. This home truly has it all.