

# \$415,000 - 1405, 800 Yankee Valley Boulevard Se, Airdrie

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MLS® #A2255074

**\$415,000**

3 Bedroom, 4.00 Bathroom, 1,305 sqft  
Residential on 0.04 Acres

Yankee Valley Crossing, Airdrie, Alberta

Discover this beautifully maintained 3-bedroom townhouse in the heart of Yankee Valley Crossing, offering comfort, convenience, and exceptional value. With parking for two vehicles plus an oversized single garage that provides plenty of storage, this home has space for everything you need.

Step inside to a welcoming foyer that opens into a bright and inviting main floor—perfect for relaxing or entertaining. The spacious kitchen features ample cupboard and counter space, along with a walk-in pantry ideal for all your essentials. Just off the dining area, a private deck offers the perfect spot for summer barbecues or quiet evenings outdoors.

Upstairs, you’ll find two generously sized bedrooms and a full 4-piece bathroom. The large primary suite includes its own ensuite and two oversized closets, giving you both comfort and functionality.

The fully finished basement adds even more living space, complete with a rec room and 3-piece bath—whether it’s game nights, movie marathons, or a kids’ play zone, this level has it all.

Located within walking distance to schools, groceries, restaurants, pharmacy, and more, this condo puts all amenities at your doorstep.



Priced among the best 3-bedroom options in Airdrie, this home is a must-see.

Don't miss out—schedule your showing today!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2255074      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,305         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 1405, 800 Yankee Valley Boulevard Se |
| Subdivision | Yankee Valley Crossing               |
| City        | Airdrie                              |
| County      | Airdrie                              |
| Province    | Alberta                              |
| Postal Code | T4A 2L3                              |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Other                                      |
| Parking Spaces | 2                                          |
| Parking        | Single Garage Attached, Garage Faces Front |
| # of Garages   | 1                                          |

### Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | Kitchen Island, Open Floorplan |
|-------------------|--------------------------------|

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating      | Forced Air                                        |
| Cooling      | Central Air                                       |
| Has Basement | Yes                                               |
| Basement     | Finished, Full                                    |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Entrance       |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 12                  |
| Zoning         | DC-5                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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