

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

MLS® #A2255074

**\$415,000**

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

Yankee Valley Crossing, Airdrie, Alberta

**\*\*\*OPEN HOUSE SEPTEMBER 13 FROM 2PM TO 4PM\*\*\*** 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	Garage Faces Front, Single Garage Attached
# 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	7
Zoning	DC-5

## **Listing Details**

Listing Office	CIR Realty
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