

\$416,000 - 619 1 Avenue, Irricana

MLS® #A2065335

\$416,000

2 Bedroom, 2.00 Bathroom, 1,632 sqft

Residential on 0.30 Acres

NONE, Irricana, Alberta

Welcome home to Irricana on this Huge CORNER LOT (almost a third of an acre) comes with a WHITE PICKET fence! Great neighbours/people willing to lend a hand! Lots of Great local community events! This Bungalow home comes with a Large detached garage 26x24. The Garage has a workbench and Heater. There is another large addition/Storage room 11x23 attached which has been used as early garden planting area and storage. This home has 2 large bedrooms, 2 bathrooms. An updated kitchen, ample amount of cupboards, dining area can fit a good size table, living room has room for all your furniture, a full laundry room with room for storage and GREAT ROOM could be a family room/office/den. Newer furnace and hot water tank. Loads of window bring in natural light. The home has been freshly painted. Basement is a crawl space. The huge yard has an Apple tree lots of flower beds grass and trees, decorative areas and large gates and for a RV. Fully fenced in the white picket fence style. Come for a drive Away from the city, Airdrie only 20 mins. Go for a walk on the Meadowlark Trail! Come take a view

Built in 1976

Essential Information

MLS® # A2065335

Price \$416,000



Sold Price	\$407,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,632
Acres	0.30
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	619 1 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Garage Faces Side, Off Street, On Street

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Great Room
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Fire Pit, Rain Barrel/Cistern(s)
-------------------	----------------------------------

Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2023
Date Sold	November 6th, 2023
Days on Market	109
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
----------------	--------------------------------

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.