

\$839,900 - 173 1 Avenue, Irricana

MLS® #A2126122

\$839,900

4 Bedroom, 4.00 Bathroom, 1,738 sqft

Residential on 8.12 Acres

NONE, Irricana, Alberta

1737 Square foot bungalow located on an 8.12 acres in Irricana. Large living room has vaulted ceilings and corner gas fireplace. Huge country kitchen has loads of cabinetry, work space and a large dining area with a glassed door leading to a huge deck and yard. 3 good sized bedrooms up with the master having a walk-in closet and a 4 piece ensuite bathroom. There is a good sized mudroom with a 2 piece bathroom by the side entrance. Downstairs is partially developed with in floor heat, large family room and bedroom combination, 4 piece bathroom, laundry room, storage room and lots of space waiting for your ideas to do your own development. There is a large wrap around deck with a covered front porch. Outside you have an oversized double detached garage, 3 storage sheds and loads of room for future outbuildings and for play. Great piece of property to set up a business.

Built in 2001

Essential Information

MLS® #	A2126122
Price	\$839,900
Sold Price	\$793,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,738



Acres	8.12
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	173 1 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Irregular Lot, Landscaped, Level, Many Trees, Open Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	June 25th, 2024
Days on Market	60
Zoning	UR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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