

\$399,000 - 527 6 Street, Irricana

MLS® #A2132063

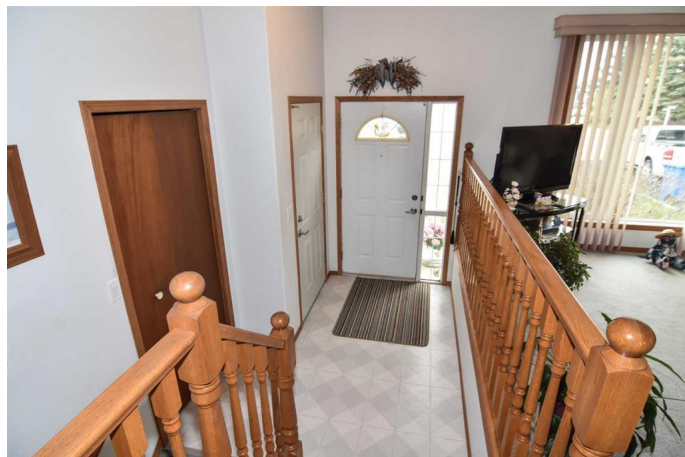
\$399,000

3 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

Pristine Bi-Level home in Irricana offers an ideal blend of comfort and functionality. Nestled in a serene community, this property boasts 2 large bedrooms on the main floor and a full professionally developed downstairs creating a total living space of over 2200 sq. ft. The main level features a spacious and inviting living room perfect for family gatherings and relaxation. A Large window floods the space with natural light creating a warm sunny atmosphere. Adjacent to the living room is a well-appointed kitchen, with ample cabinetry, ceiling fan, large windows and an ample dining area perfect for enjoying meals with loved ones. The master bedroom has a 2 pce ensuite and a full bathroom on this level to cater to the needs of the household. The lower level includes a large bedroom and a very spacious family room, perfect for entertainment, hobbies or a play area for the children. The extra bathroom and large laundry area enhance the convenience and practicality of this space. The double attached garage offers secure parking and extra storage. The exterior of the home is well maintained and has loads of backyard space for your family. Located in the peaceful community of Irricana, this home combines the tranquility of small-town living with access to close by amenities like Balzac Mall and Airdrie. The area is well suited for young families, with some reputable schools only a quick bus ride away. Irricana also offers some local shops, cafes, community center, splash park and



other recreational facilities. With its thoughtful layout , fully developed downstairs and attached garage this home as an excellent choice for anyone seeking comfort, functionality and a welcoming environment in a family-friendly community .

Built in 1998

Essential Information

MLS® #	A2132063
Price	\$399,000
Sold Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	527 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Laminate Counters, No Animal Home, No Smoking
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	Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 11th, 2024
Days on Market	12
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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