

\$450,000 - 440 6 Street, Irricana

MLS® #A2148336

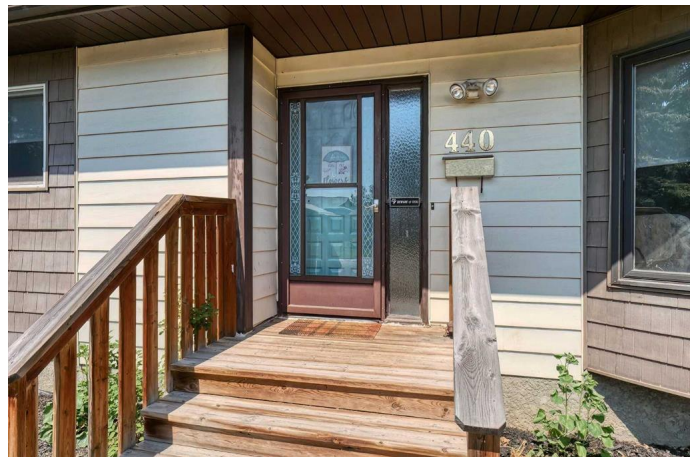
\$450,000

4 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

WOW! Cute as a BUTTON! 3+1 bedroom BUNGALOW with Double Detached Garage. So many upgrades! Enter in the spacious livingroom that is so bright, with new blinds at the bay window. Kitchen has stainless steel appliances (all newer), with upgraded countertops, backsplash, sink, taps, knobs and blinds. Large eat-in area to hold a sizable dining table. The main floor has 3 spacious bedrooms, 4 piece bathroom with cheater door to the primary bedroom. The flooring and baseboards on the main floor are new. Many of the windows have been replaced, insulation blown into the ceiling, and roof shingles replaced in the past few years. The lower level has so much bonus SPACE. Large recreation room, separate craft room/office, bedroom and 3 piece bath. There is hot water on demand, forced air furnace, built in vacuum system, reverse osmosis and water softener. Laundry room is also located on the lower lever. The backyard is quite the OASIS. Large newer deck next to your PRIVATE SCREENED IN Sun Room. Stairs lead out to beautifully landscaped backyard, lots of trees for privacy and a 31'4 x 23'6 detached garage with back alley access. All of this is sitting on a HUGE LOT. Irricana is located just 20 minutes east of Airdrie, an easy commute to Calgary, Airport, Costco, Balzac and CrossIron Mills. Irricana is also home to many bike paths including those in town and the Meadowlark Trail to Beiseker (we are so proud of this pathway). Irricana is a quiet community with lots of young families



with children; it's a growing and comfortable place to raise your family.

Built in 1983

Essential Information

MLS® #	A2148336
Price	\$450,000
Sold Price	\$430,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.15
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	440 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Central Vacuum, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Great Room, Other, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Lane, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Wood

Additional Information

Date Listed	July 10th, 2024
Date Sold	August 14th, 2024
Days on Market	35
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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