

\$449,900 - 433 6 Street, Irricana

MLS® #A2149523

\$449,900

5 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

This incredible 5-bedroom, 3-bathroom home is fully developed and ideal for families seeking the charm of small-town living in Irricana. Just a short commute from Airdrie and Calgary, Irricana provides the perfect balance of a welcoming community and easy access to urban amenities. With a spacious living room on the main floor and an even larger family room downstairs, there is plenty of room for everyone to relax and enjoy. The dining room leads through patio doors to a large south-facing rear deck and a fenced backyard. With no neighbour directly behind, the deck offers a view of the municipal reserve green space. Kids will love the outdoor hockey rink, splash park and baseball diamond just beyond your backyard! The double attached garage features a new driveway pad, is drywalled, has a conduit for 220 and gas roughed in and includes shelving, providing ample storage space. A new hot water tank was installed in January 2024. The prior Sellers did a full interior upgrade prior to 2021 and in 2020 installed a new metal roof and new house windows. Irricana is renowned for its friendly community atmosphere, local parks, and annual events that bring neighbors together. It's an ideal place for families looking to enjoy a peaceful lifestyle while still being close to the city life of Calgary. This home is vacant and ready for your family to call HOME!

Built in 1990



Essential Information

MLS® #	A2149523
Price	\$449,900
Sold Price	\$430,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	433 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	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind

Roof	Metal
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 24th, 2024
Days on Market	26
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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