

\$420,000 - 3 Hay Place, Irricana

MLS® #A2157751

\$420,000

3 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.14 Acres

NONE, Irricana, Alberta

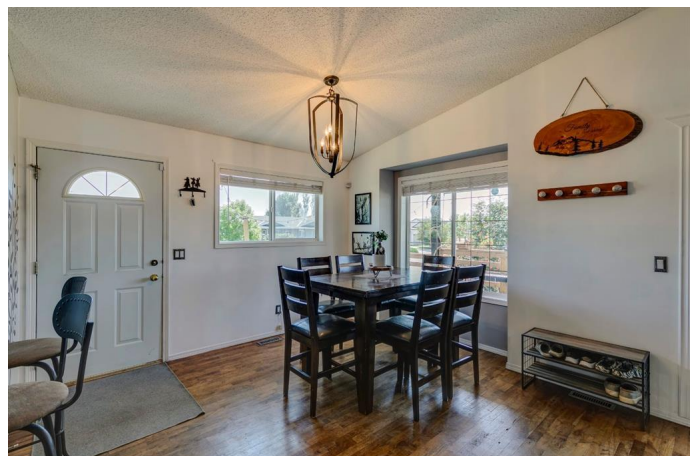
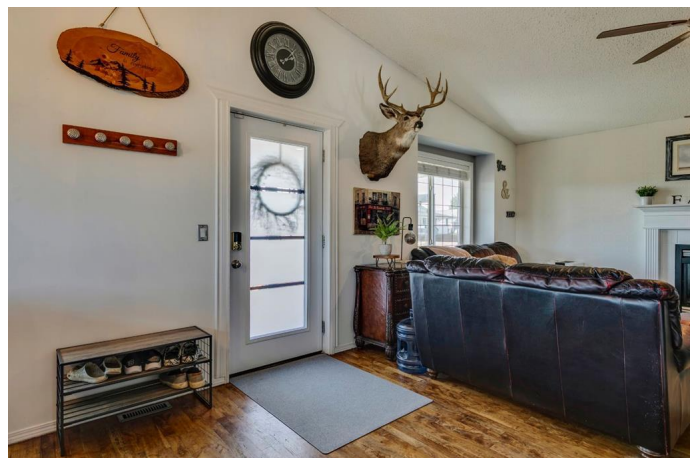
Discover this inviting 3-bedroom, 2-bathroom bungalow situated on a spacious corner lot in the peaceful town of Irricana. Just a short drive from nearby amenities, this home offers the perfect blend of small-town tranquility and modern convenience.

Step inside to find a bright, open-concept living area with plenty of natural light, perfect for family gatherings or entertaining. The kitchen boasts ample counter space and cabinetry, ideal for preparing meals and enjoying them in the adjacent dining area.

The fully developed basement adds significant value, featuring a versatile space that can be used as a family room, home office, or additional bedroom—perfect for accommodating guests or expanding your living space.

Additional features include a new tankless HWT (new buyers will have 3 months of warranty left on it), a new furnace (replaced in 2020), new shingles replaced in 2017, a redone deck in 2023 and a shed that is included for extra storage. The RV parking pad fits a 40' trailer, making it ideal for those with recreational vehicles.

The backyard is a true retreat, complete with a cozy fire pit for evening gatherings and a handy shed for all your storage needs. Whether you're enjoying a quiet evening



by the fire or making use of the extra space, this outdoor area offers something for everyone.

With its excellent location, charming interior, and inviting outdoor features, this Irricana bungalow is ready to welcome you home.

Built in 1999

Essential Information

MLS® #	A2157751
Price	\$420,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Hay Place
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad, None

Interior

Interior Features	Breakfast Bar, Closet Organizers, Pantry, Quartz Counters
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Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Conservation
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	October 4th, 2024
Days on Market	45
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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