

\$469,000 - 436 6 Street, Irricana

MLS® #A2190569

\$469,000

4 Bedroom, 3.00 Bathroom, 1,163 sqft

Residential on 0.16 Acres

NONE, Irricana, Alberta

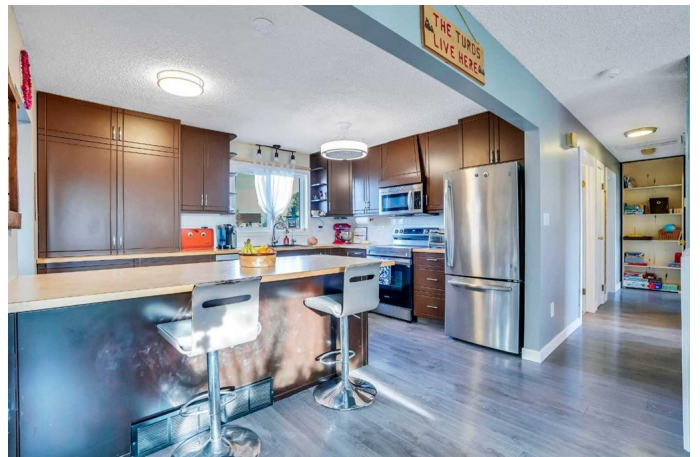
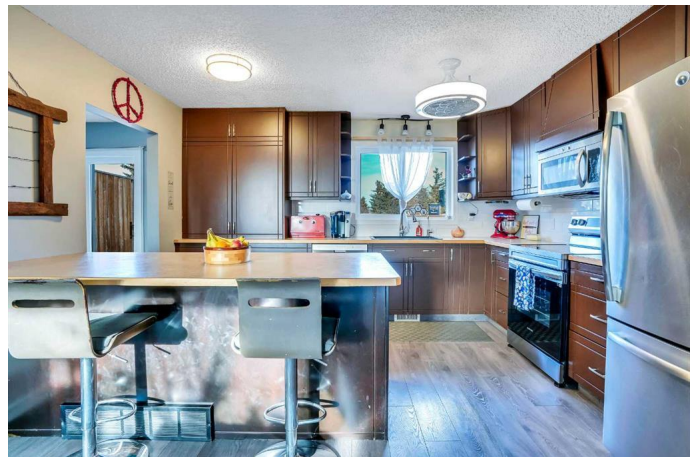
Wow! Fully Renovated Bi-Level on a Massive Lot in Charming Irricana!

This stunning bi-level home has been meticulously renovated and is ready to move in. Offering modern comfort, generous living space, and incredible value, this property is a true gem.

The main floor boasts a bright and inviting living area with large windows that flood the space with natural light, along with a cozy wood-burning fireplace. The upgraded kitchen is the heart of the home, featuring stainless steel appliances, ample cabinet and counter space, a stylish new backsplash, and a top-tier water filtration system. The kitchen seamlessly flows into the spacious dining area, perfect for family meals and entertaining. The main floor also includes a generous master bedroom with a 2-piece ensuite for added privacy, plus two additional well-sized bedrooms and a 4-piece bathroom.

Downstairs, the fully finished basement offers even more space with a large recreation room, a bedroom, a 3-piece bathroom and plenty of storage space. The seller is working on finishing an additional bedroom in the basement (will be completed very soon).

The spacious deck is perfect for summer BBQs and gatherings, while the expansive backyard offers a relaxing setting. The garden features a variety of flowers and fruit-bearing



plants, including Saskatoon berries, strawberries, raspberries, and apples, creating a tranquil retreat.

Additional features include a HEATED AND INSULATED DOUBLE DETACHED GARAGE with alley access, a parking stall, NEW ROOF (2024), NEW WATER HEATER (2024), NEW WASHER AND DRYER, AIR CONDITIONER, NEWER FURNACE, and NEW FLOORING in the main areas of the home.

Located just 20 minutes east of Airdrie, with easy access to Calgary, the Airport, and local amenities, Irricana offers a serene atmosphere with bike paths and all the essentials. Donâ€™t miss this opportunityâ€”book your private showing today!

Built in 1979

Essential Information

MLS® #	A2190569
Price	\$469,000
Sold Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	436 6 Street
Subdivision	NONE

City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	4
Parking	Off Street, Alley Access, Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/Parking

Interior

Interior Features	Storage, High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Storage, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Metal Siding
Foundation	Wood

Additional Information

Date Listed	January 29th, 2025
Date Sold	March 3rd, 2025
Days on Market	33
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.