

# \$350,000 - 229 6 Street, Irricana

MLS® #A2229140

## \$350,000

5 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.18 Acres

NONE, Irricana, Alberta

Nestled in the quiet and welcoming community of Irricana, just a short drive from Airdrie, this detached bi-level home offers incredible potential and space for a growing family or savvy investor. Set on a large lot, the property features generous side parking and a spacious rear parking pad—perfect for multiple vehicles, an RV, or a future garage.

Inside, the home offers 5 bedrooms and 2.5 bathrooms, providing ample room for comfortable living. Fresh carpet on the main level adds a touch of warmth, and the bright sunroom off the back of the home offers a peaceful retreat to enjoy your morning coffee or unwind at the end of the day.

The home has been well-loved over the years and, while some cosmetic updates could bring it to the next level, it's a wonderful opportunity to make this solid, well-cared-for property your own in a serene small-town setting.

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2229140  |
| Price      | \$350,000 |
| Sold Price | \$345,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,232       |
| Acres          | 0.18        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 229 6 Street      |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M1B0            |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 6                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                       |
| Heating           | Fireplace(s), Forced Air                                                                     |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### **Exterior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting |
| Roof              | Asphalt Shingle                                                                       |

|              |                   |
|--------------|-------------------|
| Construction | Mixed, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Date Sold      | June 27th, 2025 |
| Days on Market | 15              |
| Zoning         | R               |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp 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.