



THE
A-TEAM

**RE/MAX
FIRST**

173 1 Avenue, Irricana T0M 1B0

MLS® #: **A2126122**

Area: **NONE**

Listing Date: **04/24/24**

List Price: **\$839,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Irricana**
Year Built: **2001**

Lot Information

Lot Sz Ar: **353,707 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **161**
Low Sqft:
Ttl Sqft: **161**

DOM

25

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Many Trees,Open Lot,Treed**

Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`1" x 22`5"
Kitchen	Main	13`1" x 14`7"
Bedroom	Main	10`4" x 10`10"
Family Room	Lower	12`7" x 12`7"
Laundry	Lower	8`8" x 14`3"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Dinette	Main	12`4" x 16`9"
Bedroom - Primary	Main	13`0" x 13`11"
Bedroom	Main	9`7" x 11`4"
Bedroom	Lower	12`7" x 14`0"
4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"

Title:

Fee Simple

Zoning:

UR

Legal Desc:

0210178

Remarks

Pub Rmks:

1737 Square foot bungalow located on an 8.12 acres in Irricana. Large living room has vaulted ceilings and corner gas fireplace. Huge country kitchen has loads of cabinetry, work space and a large dining area with a glassed door leading to a huge deck and yard. 3 good sized bedrooms up with the master having a walk-in closet and a 4 piece ensuite bathroom. There is a good sized mudroom with a 2 piece bathroom by the side entrance. Downstairs is partially developed with in floor heat, large family room and bedroom combination, 4 piece bathroom, laundry room, storage room and lots of space waiting for your ideas to do your own development. There is a large wrap around deck with a covered front porch. Outside you have an oversized double detached garage, 3 storage sheds and loads of room for future outbuildings and for play. Great piece of property to set up a business.

Inclusions:

2nd Fridge Downstairs

Property Listed By:

RE/MAX Landan Real Estate**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







