



THE A-TEAM

RE/MAX FIRST

211 1 Street, Irricana T0M1B0

MLS@#: A2135075 Area: NONE Listing Date: 05/24/24 List Price: \$84,900
Status: Pending County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Irricana
City/Town: Irricana
Year Built: 0
Lot Information
Lot Sz Ar: 5,563 sqft
Lot Shape:

DOM

32
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:

Parking

Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Zoning:
Fee Simple R1-R2X
Legal Desc: 5087W

Remarks

Pub Rmks: Excellent opportunity to build your dream home or move on an approved home. This lot once had a mobile home on it, so could potentially have a newer one again with municipal approval. Nicely treed and across from the park with rodeo grounds and tot lot. Close to shopping and the walking trail.

Inclusions:  
Property Listed By:

**None**  
**MaxWell Capital Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**