



THE
A-TEAM

**RE/MAX
FIRST**

539 PIONEER Drive, Irricana T0M1B0

MLS® #: **A2176863**

Area: **NONE**

Listing Date: **11/01/24**

List Price: **\$449,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Irricana**
Year Built: **1999**

Finished Floor Area
Abv Sqft: **862**
Low Sqft:
Ttl Sqft: **862**

DOM

19
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,941 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Rectangular Lot,Views**

Park Feat:

220 Volt Wiring,Driveway,Front Drive,Heated Garage,Insulated,Oversized,Parking Lot,Tandem,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`2" x 4`11"
Dining Room	Main	11`7" x 6`0"
Kitchen	Main	11`7" x 9`6"
Bedroom - Primary	Main	11`2" x 10`9"
Bedroom	Lower	10`11" x 10`2"
Living Room	Lower	15`6" x 14`11"

Room	Level	Dimensions
Bedroom	Main	9`1" x 10`5"
Foyer	Main	4`8" x 6`5"
Living Room	Main	14`5" x 12`3"
3pc Bathroom	Lower	7`0" x 4`11"
Kitchen	Lower	6`11" x 14`10"
Laundry	Lower	11`5" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R

9911107

Remarks

Pub Rmks:

WOW! MASSIVE GARAGE ON LARGE LOT WITH BRIGHT ILLEGAL SUITE! This home has so MUCH TO OFFER. The main floor has bright south facing eat-in kitchen, with newer appliances, updated backsplash and the sink - overlooks the backyard and view. There are patio doors that lead out to a large deck for entertaining. The livingroom is a good size and there is hardwood throughout the main floor. There are 2 bedrooms on this level. The primary bedroom has a 'cheater' door to the main bathroom. The 4 piece bathroom has been updated with new tile surround. The lower level has an illegal suite that has all the permits. It is BRIGHT & OPEN and has a kitchen, dining area and livingroom. There is a 3 piece bathroom and spacious bedroom. All is fairly new and would please any mother-in-law or (parent) that sees it. The garage is 35'1 x 23' (808 sq ft). It is insulated and heated with a cement floor. There is an electrical panel that had a 220 plug (breaker) that can be changed back to accommodate your needs. The yard is landscaped and has blacktop for easy shoveling, cleaning and parking. The is also RV parking at the side of the garage. The yard has a firepit area and plenty of room for a trampoline. This property backs onto a wide open space where a farmer leases the fields. The views are spectacular and road is a no-thru road (so only local traffic). The park is steps away, including the splash park, soccer field, outdoor hockey rink and another large park. There are walking/biking/dog walking trails throughout Irricana. Don't forget about the Meadowlark Trail - that begins in Irricana and ends in Beiseker. Miles of beautiful scenic views on a path that you can bike, walk, run or take the dog out on. Irricana is located approximately 20 minutes east of Airdrie, easy commute to Balzac, Calgary NE and the Airport.

Inclusions:
Property Listed By:

**2nd Fridge, stove, hood fan
CIR Realty**

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













