



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**407 HENRICKS Drive, Irricana T0M1B0**

MLS® #: **A2180445**

Area: **NONE**

Listing Date: **11/25/24**

List Price: **\$370,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Irricana**

Abv Sqft:

**1,016**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,016**

Lot Information

Lot Sz Ar:

**3,552 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Parking Pad**

DOM

**26**

Layout

Beds:

**2 (2 )**

Baths:

**1.0 (1 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Refrigerator,Stove(s),Washer**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 11`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`3" x 3`11"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`11" x 3`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>25`5" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`1"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`7" x 2`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R**

**0913421**

Remarks

Pub Rmks: **Welcome to your dream home! This brand-new duplex is situated on a spacious corner lot in the heart of Irricana, Alberta, a charming and historic town just 53 km northeast of Calgary. Offering two cozy bedrooms and a modern bathroom, this home combines contemporary design with the tranquility of small-town living. Open concept living and dining spaces, a sleek modern kitchen, and thoughtfully designed bedrooms and bathroom. Located in a safe and friendly neighborhood, perfect for families, professionals, and retirees alike With an affordable cost of living, access to nature, and a strong sense of community, Irricana is a hidden gem in Alberta. Whether you're starting fresh or looking for a serene escape from the city, this duplex is the perfect place to call home. Schedule a showing today to see everything this stunning property and its delightful surroundings have to offer!**

Inclusions: **n/a**  
Property Listed By: **Real Broker**

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







