



THE
A-TEAM

**RE/MAX
FIRST**

403 HENRICKS Drive, Irricana T0M1B0

MLS® #: **A2180509**

Area: **NONE**

Listing Date: **11/22/24**

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)**

City/Town: **Irricana**
Year Built: **2024**

Lot Information
Lot Sz Ar: **4,198 sqft**
Lot Shape:

Access:
Lot Feat: **Irregular Lot**
Park Feat: **Parking Pad**

Finished Floor Area
Abv Sqft: **1,016**
Low Sqft:
Ttl Sqft: **1,016**

DOM

29
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: **See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

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

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
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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







