



THE
A-TEAM

**RE/MAX
FIRST**

303 1 Street, Irricana T0M 1B0

MLS® #: **A2181473**

Area: **NONE**

Listing Date: **12/09/24**

List Price: **\$519,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Irricana**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **1,327**

Low Sqft:

Ttl Sqft: **1,327**

Lot Information

Lot Sz Ar: **8,550 sqft**

Lot Shape:

DOM

12

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Many Trees,Street Lighting,Private**
Park Feat: **Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	10`10" x 4`11"
Bedroom	Main	9`1" x 10`11"
Kitchen	Main	9`5" x 11`6"
Bedroom - Primary	Main	13`3" x 12`3"
Bedroom	Lower	15`4" x 10`6"
Game Room	Lower	16`0" x 24`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	11`6" x 12`5"
Dining Room	Main	12`0" x 13`5"
Living Room	Main	17`3" x 12`9"
4pc Bathroom	Lower	7`10" x 4`10"
Bedroom	Lower	13`0" x 10`2"
Storage	Lower	9`5" x 4`11"

Furnace/Utility Room

Level 4

16`9" x 19`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5087W

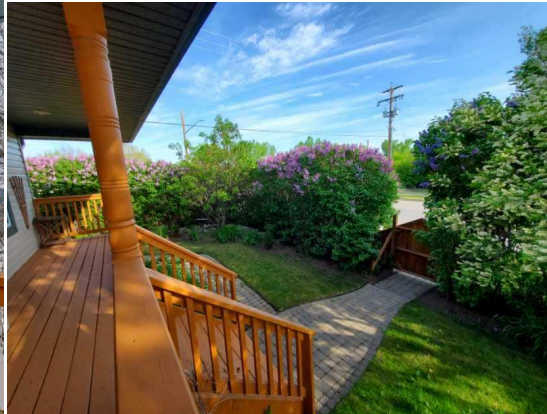
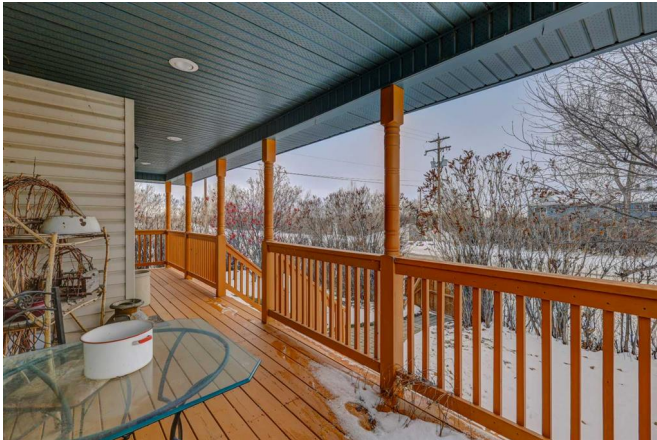
Zoning:
R1-R2X

Remarks

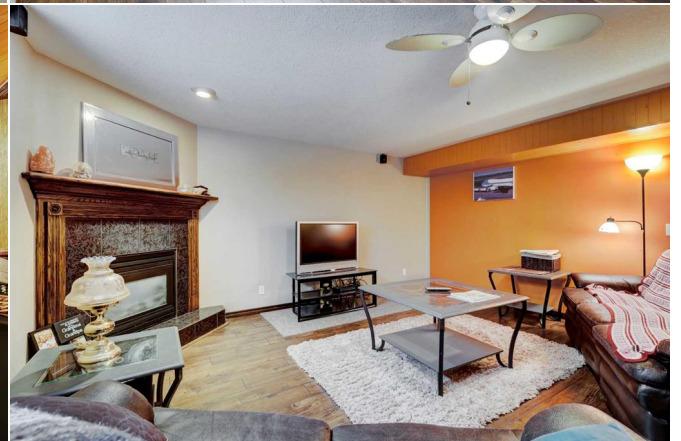
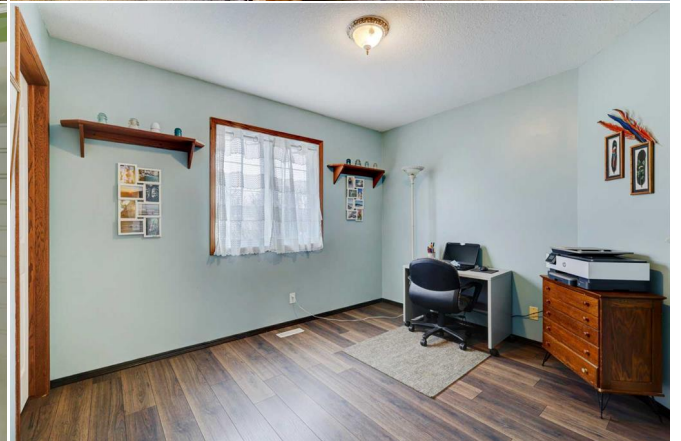
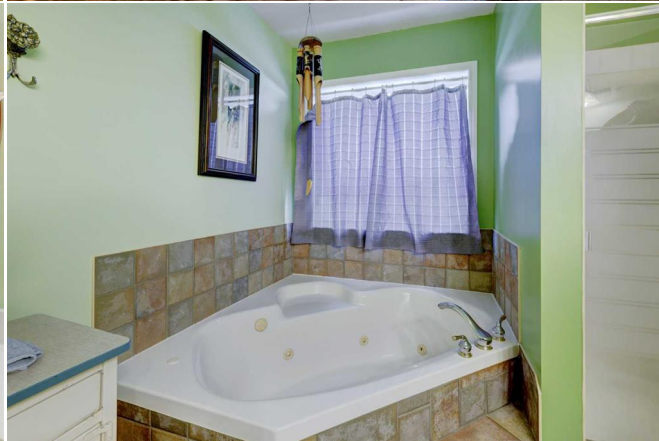
Pub Rmks: **You are going to love this almost 1400 square foot 4 bedroom, 3 full bath bungalow, custom built by McKee Homes. Each bedroom has it's own walk in closet. There are two gas fireplaces to warm away the winter. The master suite has a jetted tub, his and her's sinks, and a four foot wide stand up shower. This home has soaring cathedral ceilings, central vacuum and a full appliance package. Your outside oasis has a cobblestone pathway and flagstone patio. You can choose to enjoy your outdoor time in the private yard with extensive flower beds or on either your 10 by 20 foot back deck or huge covered veranda in the front. If you would rather spend your time tinkering, there is a double detached garage with 220 volt power and infrared heating. Leave the RV at home when not holidaying, as there is parking for that too. All of this across from a park and playground and close to shopping. Come and see this amazing home only 30 minutes from the city or you will wish you did.**

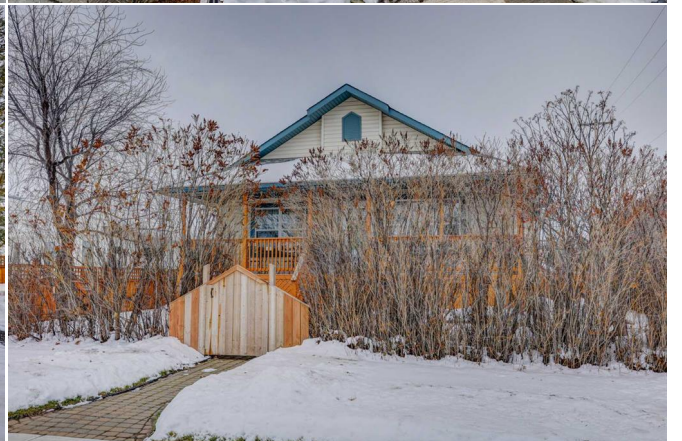
Inclusions: **Storage shed**
Property Listed By: **MaxWell Capital Realty**

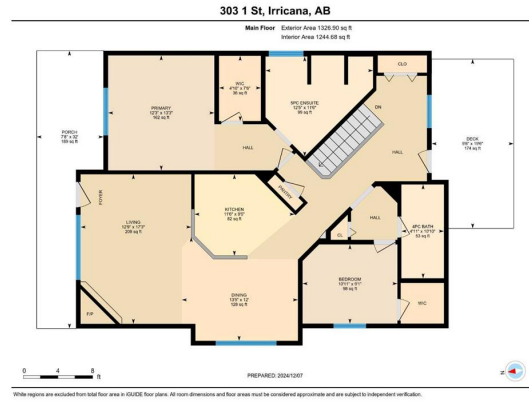
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



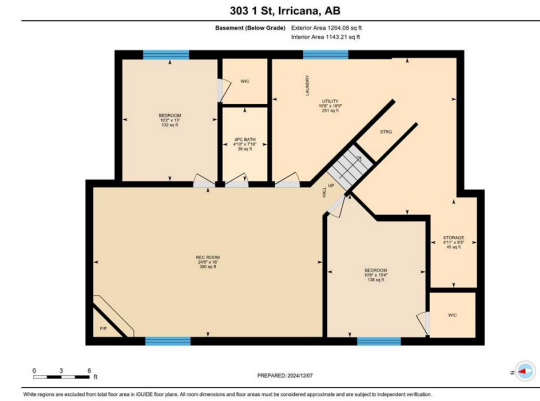








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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