

# \$425,000 - 339 3 Street, Irricana

MLS® #A2245085

**\$425,000**

4 Bedroom, 1.00 Bathroom, 1,290 sqft

Residential on 0.30 Acres

NONE, Irricana, Alberta

Welcome to this warm and inviting 4-bedroom, 1-bath country-style home nestled in the heart of Irricana—just 30 minutes from Calgary! Situated on a massive corner lot the size of four standard lots, this property offers an abundance of space with 1837 sqft of developed living space, privacy, and natural beauty with mature trees and fruit shrubs throughout. Inside, you'll find a bright and spacious layout with two bedrooms and a full 4-piece bath on the main floor, and two additional bedrooms plus a den upstairs perfect for a home office or playroom. The home features a large kitchen with ample cabinet space, a designated dining area, and three separate entrance points, making it functional and family-friendly. A cozy wood-burning fireplace anchors the living area, creating a perfect spot to gather and unwind. You'll love the abundance of storage throughout the home, including cold storage or a hobby room in the basement. Step outside to your private backyard oasis—ideal for family gatherings, gardening, or simply enjoying peaceful evenings around the fire, soaking in the quiet serenity of small-town living. A huge detached garage with a hoist offers incredible potential for a mechanic, hobbyist, or small business owner. Located in a quiet and friendly neighbourhood, with local amenities nearby and additional services just 10 minutes away in Beiseker, this property is perfect for families or investors looking to subdivide the oversized lot. This home has been thoughtfully



updated over the years and is ready for its next chapter”don't miss out on this unique opportunity! A must-see for those craving space, charm, and small-town peace.

Built in 1943

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245085          |
| Price          | \$425,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,290             |
| Acres          | 0.30              |
| Year Built     | 1943              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 339 3 Street      |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 1B0           |

Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                       |
| Parking        | Concrete Driveway, Double Garage Detached, Driveway, RV Access/Parking, Gravel Driveway |
| # of Garages   | 2                                                                                       |

Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                                                  |
|-----------------|--------------------------------------------------|
| Heating         | Baseboard, Forced Air, Natural Gas, Fireplace(s) |
| Cooling         | None                                             |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Wood Burning                                     |
| Has Basement    | Yes                                              |
| Basement        | Partial, Unfinished                              |

## Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Lane, Corner Lot, Lawn, Level, Many Trees, Private, Fruit Trees/Shrub(s), Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Stucco                                                                                           |
| Foundation        | Poured Concrete, Block                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 65               |
| Zoning         | R                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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