

# \$350,000 - 229 6 Street, Irricana

MLS® #A2229140

## \$350,000

5 Bedroom, 3.00 Bathroom, 1,232 sqft  
Residential on 0.18 Acres

NONE, Irricana, Alberta

Nestled in the quiet and welcoming community of Irricana, just a short drive from Airdrie, this detached bi-level home offers incredible potential and space for a growing family or savvy investor. Set on a large lot, the property features generous side parking and a spacious rear parking padâ€”perfect for multiple vehicles, an RV, or a future garage.

Inside, the home offers 5 bedrooms and 2.5 bathrooms, providing ample room for comfortable living. Fresh carpet on the main level adds a touch of warmth, and the bright sunroom off the back of the home offers a peaceful retreat to enjoy your morning coffee or unwind at the end of the day.

The home has been well-loved over the years and, while some cosmetic updates could bring it to the next level, Itâ€™s a wonderful opportunity to make this solid, well-cared-for property your own in a serene small-town setting.

Built in 1977

## Essential Information

MLS® #	A2229140
Price	\$350,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,232
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	229 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Mixed

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 12th, 2025

Days on Market            3

Zoning                        R

### **Listing Details**

Listing Office                eXp Realty

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