

# \$435,000 - 828 Pioneer Drive, Irricana

MLS® #A2257856

**\$435,000**

5 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.13 Acres

NONE, Irricana, Alberta

This beautifully upgraded bungalow offers the perfect balance of modern comfort and timeless design. With 5 bedrooms, 3 full bathrooms, and direct backyard access to the park, this home is ideal for families and anyone seeking both space and convenience. The main floor features a bright open-concept layout with vaulted ceilings, a spacious living room with a gas fireplace, and a stylish kitchen with a walk-in pantry. The kitchen is highlighted by a brand-new 2024 KitchenAid dual-fuel, dual-oven range (warranty included), complemented by abundant counter space and a reverse osmosis water filtration system with filters recently replaced. The freshly painted interior (August 2025) and hardwood laminate flooring create a clean, welcoming atmosphere throughout. The large primary bedroom includes its own 3-piece ensuite, while the fully developed basement expands the living space with in-floor heating (serviced in 2024), a recreation room, additional bedrooms, and plumbing rough-ins for added flexibility. Recent upgrades ensure efficiency and peace of mind, including a new high-efficiency furnace (2024), new air conditioning system (2024), new water heater (2024), new humidifier (2024), and additional attic insulation (2024). Exterior improvements include new front deck boards (2023) and well-maintained landscaping. The boardwalk on the north side of the house is a new addition to the house (2025). Off-street and



RV parking provide further convenience.  
Step outside and enjoy a private backyard retreat that backs directly onto the parkâ€”perfect for family gatherings or peaceful evenings outdoors.  
Immaculately cared for and thoughtfully updated, this property is truly move-in ready and represents one of the best values in the area. Book your private showing today to experience all it has to offer.

Built in 1999

**Essential Information**

MLS® #	A2257856
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	828 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

**Amenities**

Parking Spaces	1
Parking	On Street, RV Access/Parking

**Interior**

Interior Features	Natural Woodwork, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 17th, 2025
Zoning	R

## Listing Details

Listing Office	CIR Realty
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