

# \$440,000 - 339 3 Street, Irricana

MLS® #A2245085

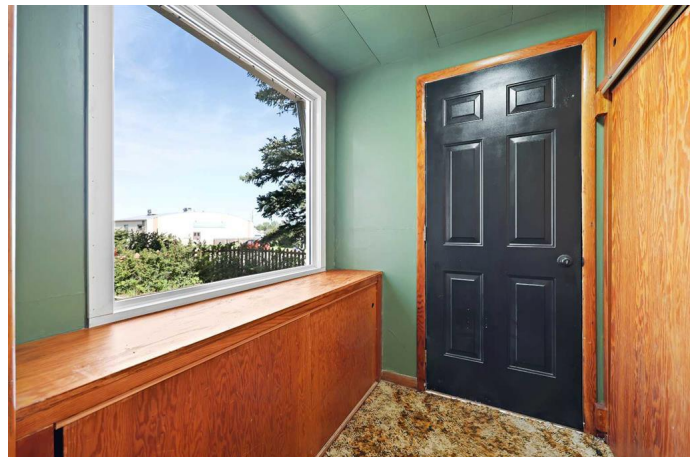
**\$440,000**

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 chapterâ€”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	\$440,000
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, Gravel Driveway, RV Access/Parking
# of Garages	2

**Interior**

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

Heating	Baseboard, Fireplace(s), Forced Air, Natural Gas
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, Fruit Trees/Shrub(s), Lawn, Level, Many Trees, Private, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block, Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	43
Zoning	R

## Listing Details

Listing Office	Real Broker
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