

# \$299,000 - 323 3 Street, Irricana

MLS® #A2237434

## \$299,000

3 Bedroom, 1.00 Bathroom, 1,550 sqft  
Residential on 0.22 Acres

NONE, Irricana, Alberta

Massive LOT 9750 square feet - zoned R2. Maybe able to put a duplex or bigger structure on property with Town Approval. Would be a wonderful piece of property to develop. There is a large garage with overheight ceilings and mezzanine. Needs some TLC. The seller offers no warranties or guarantees on the structures on this property - sold as is. Do not enter property without an appointment. Call your favourite Realtor today.

Built in 1935

## Essential Information

MLS® #	A2237434
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,550
Acres	0.22
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	323 3 Street
Subdivision	NONE



City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Parking Spaces	6
Parking	Oversized, Rear Drive, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Other
Foundation	See Remarks

### Additional Information

Date Listed	July 7th, 2025
Days on Market	67
Zoning	R

### Listing Details

Listing Office	CIR Realty
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