

# \$447,000 - 437 6 Street, Irricana

MLS® #A2246987

**\$447,000**

3 Bedroom, 2.00 Bathroom, 1,386 sqft

Residential on 0.20 Acres

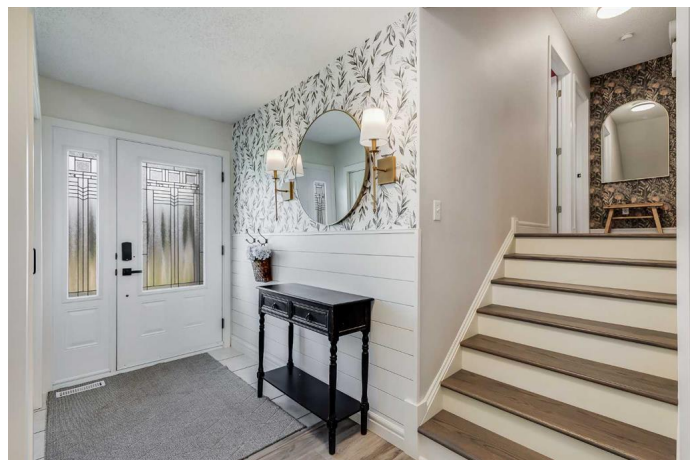
NONE, Irricana, Alberta

Welcome to 437 6th Street in the heart of Irricana – a beautifully updated split-level home with nearly 1,400 sq. ft. of stylish living space and a backyard oasis! Step inside to a bright foyer leading to an open-concept main floor with a spacious living room, large picture window, and charming built-in bench seating. The stunning kitchen features a huge center island, quartz counters, sleek dark cabinetry, white brick backsplash, and modern pendant lighting, all flowing into the dining area with patio doors to the yard.

Upstairs offers three comfortable bedrooms, including a generous primary suite with direct access to the main bath featuring dual sinks and a tiled tub/shower. Downstairs, you’ll find a versatile laundry/workshop space and plenty of storage.

Updates include vinyl plank flooring, newer windows (2014), furnace (2016), hot water tank (2017), roof (2014), and central air (2022).

The backyard is an entertainer’s dream – fully landscaped with a firepit patio, raised garden beds, mature trees, and no rear neighbors thanks to backing onto green space. Enjoy the small-town charm of Irricana with parks, playgrounds, and walking paths, This move-in-ready gem offers modern comfort, a family-friendly layout, and a yard built for making memories! Pioneer Industrial Park has been approved for the town of Irricana. It is a 11 light industrial lots, this is the towns first ever dedicated industrial



subdivision. This is development is going to bring in investments in to the town while creating job opportunity

Built in 1978

**Essential Information**

MLS® #	A2246987
Price	\$447,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,386
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	437 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

**Amenities**

Parking Spaces	1
Parking	Parking Pad, On Street

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

**Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 9th, 2025
Days on Market	19
Zoning	R

**Listing Details**

Listing Office	Real Broker
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