

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

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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 | 74             |
| Zoning         | R              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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