

# \$325,000 - 321 5 Street, Irricana

MLS® #A2244849

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.19 Acres

NONE, Irricana, Alberta

Step into a slice of history in the charming town of Irricana—home of the Meadowlark Trail and just 47 minutes from Calgary, 26 from Airdrie. This two-storey gem, built in 1925 and original to Irricana, sits proudly on 2.5 spacious lots with room to breathe and grow.

Surrounded by mature trees, fruit trees, and thoughtfully designed garden beds, this property is made for outdoor living. Whether you're tending your garden, roasting marshmallows at the fire pit, or relaxing on the massive deck, you'll feel right at home in this peaceful prairie oasis.

Inside, the home blends old-world charm with modern updates. The kitchen was remodeled in 2021, offering a fresh, functional space for your daily life. The main floor also features a bright living room, two additional bedrooms, main-floor laundry, and a four-piece bathroom.

Upstairs, retreat to the primary suite, where vaulted ceilings with skylights create an airy, light-filled space. A 2-piece ensuite and walk-in closet complete the upper level.

A single car insulated garage, two sheds, and plenty of yard space round out this incredible property. Whether you're looking for a peaceful escape from the city or a place to plant roots in a strong, family-oriented community—Irricana delivers.



This is small-town living, done right.

Built in 1925

**Essential Information**

MLS® #	A2244849
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,326
Acres	0.19
Year Built	1925
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	321 5 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

**Amenities**

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Crown Molding, Wood Windows, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Electric Cooktop
Heating	Electric, Forced Air
Cooling	None
Has Basement	Yes

Basement	See Remarks, Unfinished
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## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Many Trees, Private, Rectangular Lot, Garden
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, Other

## Additional Information

Date Listed	July 31st, 2025
Zoning	R1

## Listing Details

Listing Office	RE/MAX Key
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