

# **\$315,000 - 25, 309 3 Avenue, Irricana**

MLS® #A2254335

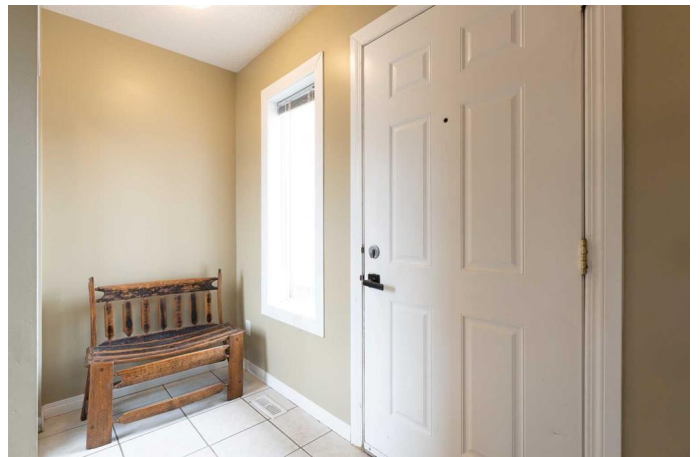
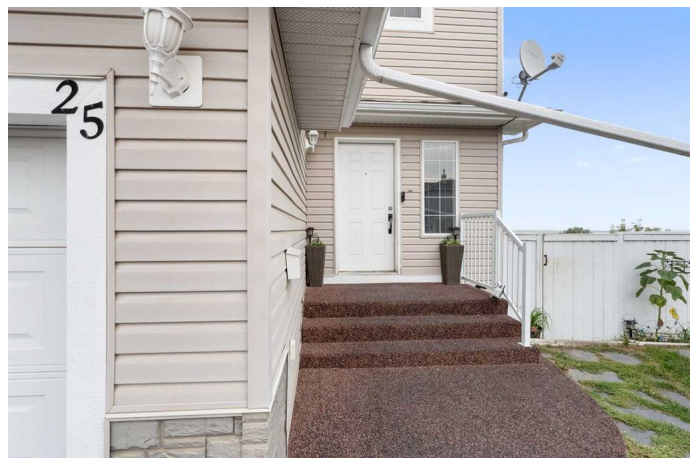
**\$315,000**

4 Bedroom, 4.00 Bathroom, 2,060 sqft

Residential on 0.09 Acres

NONE, Irricana, Alberta

Tucked away on a quiet cul-de-sac, this 4 bedroom walkout home offers space, practicality, and beautiful views of the open fields behind. Step inside and you will be greeted by a welcoming entrance that flows into the open-concept main floor. The spacious living room features a cozy gas fireplace and plenty of natural light, leading into the dining area with patio doors that open to the back deck, the perfect spot to take in those peaceful views. The kitchen provides plenty of cabinet space and functionality for a busy family life. A convenient 2 pc bathroom and separate laundry room complete the main level. Upstairs, you will love the oversized bedrooms. Two secondary bedrooms feature walk-in closets and share a convenient Jack and Jill bathroom. The primary suite offers a large ensuite with jetted tub and its own sitting area. The fully finished walkout basement is set up with an illegal suite, including a private entrance, kitchen, bedroom, and full bath with a corner tub, ideal for extended family or guests. Outside, the large pie-shaped backyard offers plenty of room to play, garden, or entertain while enjoying the open views. Additional upgrades include a brand new hot water tank (2024) for peace of mind. With a single attached garage, a quiet cul-de-sac location, and just a short commute to Airdrie or Calgary, this home is a great opportunity for anyone seeking affordable family living with room to grow.



Built in 2004

### Essential Information

MLS® #	A2254335
Price	\$315,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,060
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25, 309 3 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	R

### Listing Details

Listing Office	CIR Realty
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