

# \$297,900 - 233 1 Street, Irricana

MLS® #A2255086

## \$297,900

3 Bedroom, 2.00 Bathroom, 1,384 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

A home like this does not come along very often. This is a totally updated 2 bedroom, 2 bath manufactured home with a self contained and sound proofed, legal 1 bedroom suite. The suite even has it's own private deck. This beautifully designed and refinished home is complimented by a private oasis lot, covered deck, pond with waterfall, and a double garage with lots of storage space in the attic.

Attention to detail is evident throughout this property. Strategically located across from Founder's Park and playground and close to shopping and the recreation center. Make this show home your own.

Built in 1978

## Essential Information

MLS® #	A2255086
Price	\$297,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,384
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

## Community Information



Address	233 1 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Private, Street Lighting, Waterfall
Roof	Asphalt Shingle, Metal
Construction	Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 11th, 2025
Zoning	R1-R2X

### **Listing Details**

Listing Office	MaxWell Capital Realty
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