

\$435,000 - 828 Pioneer Drive, Irricana

MLS® #A2257856

\$435,000

5 Bedroom, 3.00 Bathroom, 1,313 sqft
Residential on 0.13 Acres

NONE, Irricana, Alberta

This beautifully upgraded bungalow offers the perfect balance of modern comfort and timeless design. With 5 bedrooms, 3 full bathrooms, and direct backyard access to the park, this home is ideal for families and anyone seeking both space and convenience.

The main floor features a bright open-concept layout with vaulted ceilings, a spacious living room with a gas fireplace, and a stylish kitchen with a walk-in pantry. The kitchen is highlighted by a brand-new 2024 KitchenAid dual-fuel, dual-oven range (warranty included), complemented by abundant counter space and a reverse osmosis water filtration system with filters recently replaced. The freshly painted interior (August 2025) and hardwood laminate flooring create a clean, welcoming atmosphere throughout.

The large primary bedroom includes its own 3-piece ensuite, while the main floor bathroom is enhanced with a relaxing soaker tub. Downstairs, the fully developed basement expands the living space with in-floor heating (serviced in 2024), a recreation room, additional bedrooms, and a full 5-piece bathroom featuring dual sinks—perfect for families or guests.

Recent upgrades ensure efficiency and peace of mind, including a new high-efficiency furnace (2024), new air conditioning system (2024), new water heater (2024), new



humidifier (2024), and additional attic insulation (2024). Exterior improvements include new front deck boards (2023) and well-maintained landscaping. The boardwalk on the north side of the house is a new addition (2025). Off-street and RV parking provide further convenience.

Step outside and enjoy a private backyard retreat that backs directly onto the park—perfect for family gatherings or peaceful evenings outdoors. Immaculately cared for and thoughtfully updated, this property is truly move-in ready and represents one of the best values in the area. Book your private showing today to experience all it has to offer.

Built in 1999

Essential Information

MLS® #	A2257856
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	828 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta

Postal Code T0M 1B0

Amenities

Parking Spaces 1
Parking On Street, RV Access/Parking

Interior

Interior Features Natural Woodwork, Pantry
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Mantle
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, Front Yard, Landscaped, Pie Shaped Lot, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 17th, 2025
Days on Market 2
Zoning R

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.