

# \$515,000 - 732 1 Avenue, Irricana

MLS® #A2247840

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Single Family on 0.14 Acres

N/A, Irricana, Alberta

Welcome to Peaceful Country Living ;Discover the perfect blend of tranquility, comfort, and value in this fully finished walkout bungalow, offering over 2,600 sq. ft. of beautifully designed living space. Whether you're empty nesters seeking serenity or a growing family in need of room to flourish, this home has it all. Step inside to a spacious foyer that opens into a bright great room with a cozy gas fireplace and west-facing windows framing breathtaking, unobstructed views. The open-concept dining room and kitchen feature granite countertops and provide seamless access to the garage—ideal for unloading groceries with ease. The primary bedroom is generously sized, complete with a four-piece ensuite featuring a soaker tub, dual walk-in closets, and direct French door access to the deck. Two additional bedrooms and another four-piece bath complete the main level. Downstairs, the fully finished walkout basement boasts in-floor heating, large windows, a spacious games room, a bright family room, a four-piece bath, and a private bedroom with its own walk-in closet. Roof was replaced in 2023. Enjoy countless extras, including central air-conditioning, hot tub, gazebo, shed, and deck access from both the dining room and primary suite. Enjoy summer in your backyard & the Stars at night time only see while living in the country side. Located in the welcoming community of Irricana, you'll love the peaceful drive home and the miles of open countryside at your



doorstep. (id:6289)

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2247840      |
| Price          | \$515,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 1,395         |
| Acres          | 0.14          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 732 1 Avenue |
| Subdivision | N/A          |
| City        | Irricana     |
| Province    | Alberta      |
| Postal Code | T0M1B0       |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Playground                              |
| Features       | No Animal Home, No Smoking Home, Gazebo |
| Parking Spaces | 2                                       |
| Parking        | Attached Garage, Other, Parking Pad     |
| # of Garages   | 2                                       |

### Interior

|                 |                                                       |
|-----------------|-------------------------------------------------------|
| Appliances      | Refrigerator, Stove, Range, Microwave, Washer & Dryer |
| Heating         | Other, Forced air, In Floor Heating                   |
| Cooling         | Central air conditioning                              |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| # of Stories    | 1                                                     |
| Basement        | Separate entrance, Walk out                           |

## Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## Listing Details

Listing Office      URBAN-REALTY.ca



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