

# \$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 |
| Days on Market | 3                    |
| Zoning         | R1-R2X               |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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