# \$200,000 - 323 3 Street, Irricana

MLS® #A2237434

### \$200,000

3 Bedroom, 1.00 Bathroom, 1,550 sqft Residential on 0.22 Acres

NONE, Irricana, Alberta

Massive LOT 9750 square feet - zoned R2. Maybe able to put a duplex or bigger structure on property with Town Approval. Would be a wonderful piece of property to develop. There is a large garage with overheight ceilings and mezzanine. Needs some TLC. The seller offers no warranties or guarantees on the structures on this property - sold as is. Do not enter property without an appointment.



## **Essential Information**

MLS® # A2237434 Price \$200,000

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,550 Acres 0.22 Year Built 1935

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 323 3 Street

Subdivision NONE
City Irricana







County Rocky View County

Province Alberta
Postal Code T0M1B0

#### **Amenities**

Parking Spaces 6

Parking Oversized, Triple Garage Detached, Rear Drive

# of Garages 3

#### Interior

Interior Features See Remarks

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Basement None

#### **Exterior**

Exterior Features Courtyard

Lot Description Back Lane

Roof Asphalt Shingle

Construction Other

Foundation See Remarks

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 115 Zoning R

#### **Listing Details**

Listing Office CIR Realty

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