

\$274,900 - 839 Madison Drive, Irricana

MLS® #A2260767

\$274,900

3 Bedroom, 2.00 Bathroom, 1,472 sqft

Residential on 0.20 Acres

NONE, Irricana, Alberta

Affordable home ownership actually is available! Peaceful Irricana offers small-town living that is just minutes from Airdrie and a only short commute to the big city. This single-level manufactured home is situated on a large, freehold lot and backs onto a beautiful greenspace with a playground. The three-bedroom, two-bath home offers a large kitchen and living area as well as a spacious family/flex room. There's also an oversized, single garage with a double driveway off the quiet street. Updates include new vinyl siding, skirting, shingles and eavestroughs (2018), a new furnace (2020) and a new water heater (2024). This is a great opportunity for an affordable starter or retirement home that's move-in ready.

Built in 1994

Essential Information

MLS® #	A2260767
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,472
Acres	0.20
Year Built	1994
Type	Residential
Sub-Type	Detached



Style	Modular Home
Status	Active

Community Information

Address	839 Madison Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	October 2nd, 2025
Days on Market	11
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.