

\$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.

Built in 1935

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	136
Zoning	R

Listing Details

Listing Office	CIR Realty
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