

\$249,900 - 325 1 Street, Irricana

MLS® #A2268397

\$249,900

3 Bedroom, 2.00 Bathroom, 1,088 sqft
Residential on 0.15 Acres

NONE, Irricana, Alberta

Here is your chance to get into home ownership in the beautiful town of Irricana, only 30 minutes from YYC and close to major shopping areas. This 3 bedroom home has 2 full baths, a large yard and an oversized double garage for storing and working on the toys. There is also off street parking at the front and RV parking at the back. No Lot Fees! Located across from the community hall and greenspace with a playground. First time buyers? Downsizing or retirement? It all works with this one.

Built in 1998

Essential Information

MLS® #	A2268397
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address 325 1 Street



Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Piling(s)

Additional Information

Date Listed	November 3rd, 2025
Days on Market	16
Zoning	R1-R2X

Listing Details

Listing Office	MaxWell Capital Realty
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