



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

29, 309 3 Avenue
Irricana, Alberta

MLS # A2242070



\$260,000

Division:	NONE		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Off Street, Parking Pa		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows, Wired for Sound		

Inclusions: None

An incredible opportunity awaits in this bright and open, end-unit townhome.! There's ample space for the whole family, and only a short commute to Airdrie and Calgary. The generous primary bedroom boasts it's own en-suite bathroom, while the other two well sized bedrooms share a 4 piece bathroom. The main level's open design flows seamlessly to your own private, fully fenced backyard with a sunny deck -. perfect for entertaining or simply enjoying your privacy. Stay comfortable all summer with central air conditioning, and keep your car protected from the elements in your attached garage. Plus, there's even more space available to develop in the basement, or a great spot for storage. Why pay rent when you could start building equity in your own property, at an affordable price. Call your favorite realtor, and come see this one today!