



**405 6 Street  
Irricana, Alberta**

**MLS # A2286566**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,883 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insula		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Many Trees, Rectar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** N/A

Located at nearest edge of Irricana, this two storey home offers 1,883 square feet above grade and 2,999 square feet of total living space, set on a large southwest facing lot with mountain views and an abundance of outdoor space. The main floor is expansive and thoughtfully arranged. As you enter, the living room is positioned at the front of the home, creating a welcoming first impression. From there, you transition into a dedicated dining room designed to accommodate family gatherings and formal dinners with ease. The kitchen offers substantial workspace and storage, with clear opportunity for tasteful modernization over time. Just beyond, the family room provides a comfortable, inviting space for everyday living, and has a gas fireplace. Also located on the main floor is a large bedroom, a half bath, and a separate laundry area. The inclusion of a main level bedroom offers meaningful flexibility, whether for guests, multi-generational living, or a private office. Upstairs, there are three bedrooms, including the primary suite. The primary bedroom features a spacious ensuite, while a well-appointed four-piece bathroom serves the additional bedrooms. The basement is partially developed and provides considerable additional square footage. There is excellent potential to further enhance the space, or continue utilizing it for recreation, storage, or hobbies in its current form. Outside, the fully fenced, southwest facing yard is substantial and established. Mountain views contribute to the overall appeal, and the setting feels open and private while remaining within town limits. The Irricana off leash dog park is just a short walk away, without the disruption of backing directly onto it. A double attached garage completes the home. This is a well-maintained property offering scale, flexibility, and long-term potential. The layout is balanced, the lot is impressive, and the

overall footprint represents an increasingly rare opportunity in today's market. OPEN HOUSE - Sunday, March 1st 12-3 PM!