



**339 3 Street**  
**Irricana, Alberta**

**MLS # A2287598**



**\$410,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,290 sq.ft.	<b>Age:</b>	1939 (87 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Gravel Driveway, O		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Le		

<b>Heating:</b>	Baseboard, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** Shed in driveway

Welcome to this warm and inviting 4-bedroom, 1-bath country-style home nestled in the heart of Irricana—just 30 minutes from Calgary! Situated on a massive corner lot the size of four standard lots, this property offers an abundance of space with 1837 sqft of developed living space, privacy, and natural beauty with mature trees and fruit shrubs throughout. Inside, you’ll find a bright and spacious layout with two bedrooms and a full 4-piece bath on the main floor, and two additional bedrooms plus a den upstairs perfect for a home office or playroom. The home features a large kitchen with ample cabinet space, a designated dining area, and three separate entrance points, making it functional and family-friendly. A cozy wood-burning fireplace anchors the living area, creating a perfect spot to gather and unwind. You’ll love the abundance of storage throughout the home, including cold storage or a hobby room in the basement. Step outside to your private backyard oasis—ideal for family gatherings, gardening, or simply enjoying peaceful evenings around the fire, soaking in the quiet serenity of small-town living. A huge detached garage with a hoist offers incredible potential for a mechanic, hobbyist, or small business owner. Located in a quiet and friendly neighbourhood, with local amenities nearby and additional services just 10 minutes away in Beiseker, this property is perfect for families or investors looking to subdivide the oversized lot. This home has been thoughtfully updated over the years and is ready for its next chapter—don’t miss out on this unique opportunity! A must-see for those craving space, charm, and small-town peace.