



**329 1 Street**  
**Irricana, Alberta**

**MLS # A2293105**



**\$269,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,490 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Metal

**Basement:** None

**Exterior:** Other

**Foundation:** Piling(s)

**Features:** Jetted Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-R2

**Utilities:** -

**Inclusions:** NA

Spacious double wide manufactured home on its own land situated on two lots in the heart of Irricana, offering excellent value and small town living. Located directly across from a park and community hall with playground and just one block from the town's main street, this property combines convenience with a quiet setting. The home features a wraparound deck, fenced yard, and lane access to an oversized detached double garage, with one bay tall enough to accommodate an RV or large truck. Inside you will find both a living room and a separate family room, providing flexible space for families or entertaining. The layout includes 3 generously sized bedrooms, a den, and a large 4 piece bathroom with a relaxing jacuzzi tub. Several improvements have been completed including laminate flooring, new fridge (2025), new dryer (2025), and a new furnace and central A/C (Jan 2025). The home is equipped with two furnaces for added comfort and efficiency and includes additional storage below the laundry room. An excellent opportunity for first time buyers, investors, or downsizers looking for affordable detached living just 20 minutes to Airdrie and 40 minutes to Calgary.