



**443 Henricks Drive
Irricana, Alberta**

MLS # A2294712



\$368,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,014 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Brand New 1/2 Duplex. Small town living at a very affordable price. This 2 bedroom home has a modern finish, open concept and room to expand. With 1- 4 pce . bathroom upstairs and potential for another on the lower level. Main floor laundry area. The First time buyer or Investor, could make this into a larger cozy living space, by developing the lower level (Nice big windows) There is also a poured concrete pad out back, so the potential to build a garage is already started. This quiet location also boasts a neighborhood Park and Recreation site, pretty much next door. Quick possession possible.