



**235 3 Street**  
**Irricana, Alberta**

**MLS # A2297776**



**\$384,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Faces Rear, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Other, Rectangular Lot,		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage		

**Inclusions:** All contents not excluded and contents in garage include snowblower, rotor tiller, lawn mower and gardening tools

Adorably quaint 1930 character home in Irricana, Alberta &mdash; a true storybook find on a corner triple lot. Lovingly cared for by one family until recently and owned by the current owner since 2023, this charming residence offers 2 bedrooms plus a bright loft, 1 bathroom, and a four-season sun porch that's the perfect sanctuary to sip morning tea and lose yourself in a good book. Filled with original character and natural light throughout, the home is being sold mostly furnished with many period pieces included&mdash;move-in ready and full of personality. The property features a huge garden area, mature trees, a classic white picket fence, and a large garage with room to park and store. Practical updates include insulated new water lines and LED lighting in most rooms. Enjoy peaceful small-town living in Irricana &mdash; friendly neighbours, nature at your doorstep, and tranquility at its finest. Contact us to schedule a viewing or for more details.