

# \$450,000 - 409 6 Street, Irricana

MLS® #A2234611

**\$450,000**

4 Bedroom, 3.00 Bathroom, 2,095 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

Here it is!! Youâ€™ll love this beautifully maintained & updated home on a large lot in the peaceful Town of Irricana. The main floor is perfect for entertaining & family living with open living & dining rooms & a bright, renovated white kitchen featuring lots of countertops & cabinets, pantry, & a moveable island for flexible functionality. Upstairs, the large primary suite offers a full-wall double closet & a private ensuite. Two additional well-sized bedrooms & a full main bath complete this level. The third level boasts a comfortable family room with a cozy gas fireplace & double doors out to the gorgeous back yard & a fourth bedroomâ€™ideal for guests or a home office. The partially finished basement offers a huge games room, laundry area, & tons of storage, including a stand-up crawl space with three generous rooms the size of the whole 3rd level. Thereâ€™s also a fantastic cold storage area with a workbench & additional shelving. Outside, youâ€™ll love the insulated, oversized double attached garage with workbench & built-in shelving. The beautifully landscaped yard features mature trees, perennial gardens, & a lovely patioâ€™your private oasis! Updates include: shingles, A/C (2024), new white kitchen, laminate flooring, third-level double doors, & high-efficiency furnace. Youâ€™ll love living here!!

Built in 1982



## Essential Information

MLS® #	A2234611
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,095
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	409 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Garden
Lot Description	Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	R

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.