$485,000 - 511 6 Street, Irricana

MLS® #A2216234

$485,000
4 Bedroom, 3.00 Bathroom, 2,600 sqft
Residential on 0.14 Acres

NONE, Irricana, Alberta

HAVE A BIG FAMILY? NEED SOME SPACE TO GROW? RARE 4 bedroom house with ALL 4 BEDROOMS ON UPPER FLOOR. 2600 SQ. FT OF FINISHED LIVING SPACE + an unfinished basement with rough in plumbing awaiting your personal touches. The main floor has livingroom and diningroom combination with soaring ceilings and grand staircase. Kitchen is a larger galley space, that is open to the family room, eating nook and sunroom. Well laid out kitchen has nice appliances, plenty of cupboards with a sink that overlooks the backyard. A 2 piece bath and laundry/mudroom complete the main floor. Up the wonderful staircase is a master suite that is HUGE with patio door to private deck and 3 pc bath ensuite. Another full bathroom & 3 great sized bedrooms are here as well. Enjoy the LOFT/DEN area with skylight overlooking the livingroom - its' the perfect reading nook. The yard is fully fenced with trees, a newer shed and is SOUTH FACING. There is a double attached garage at the front of the home. Recent upgrades include: New fence & deck 2021/2022, New shed 2022, New furnace (1 of 2) & AC 2022, New roof fall 2023, New Siding, triple pane windows & doors fall 2024, and SOLAR PANELS Fall 2024. The home may need some new flooring, some paint and new counters (corners are cracked) but this is reflected in the asking price. There has been thousands spent in the last couple of years on the big stuff - so now is your chance to do the 'little stuff' and take this expansive home to the

next level. Irricana is located about 20 minutes east of Airdrie and 30 minutes to CrossIron Mills and Costco. It's a growing, young and vibrant community that is an easy commute to anywhere in the City. The solar system feeds into the grid - so the idea is that your personal usage is covered by the credits you bank over the year; one less bill to worry about! Currently, the seller is with Epcor - with no contract. This 'green' solution is included with the purchase of this property.

Built in 1981

Essential Information

MLS® #	A2216234
Price	$485,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,600
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	511 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Gravel Driveway

# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Skylight(s), Vinyl Windows
Appliances	Central Air Conditioner, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2025
Days on Market	1
Zoning	R

Listing Details

Listing Office	CIR Realty

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