

# \$289,900 - 844 Madison Drive, Irricana

MLS® #A2222873

**\$289,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.13 Acres

NONE, Irricana, Alberta

Here is an amazing opportunity to get into home ownership or as a retirement haven at a very affordable price. 2 bedrooms, 2 full baths and a garage as well. All new flooring throughout in a nice bright open and well kept home. No lot fees here. Fully deeded large lot, loaded with perennials, that could be your garden oasis.

Built in 1998

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2222873                |
| Price          | \$289,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 932                     |
| Acres          | 0.13                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 844 Madison Drive |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0M 1B0 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home                                    |
| Appliances        | Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Landscaped, Fruit Trees/Shrub(s), Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Siding  |
| Foundation        | Piling(s)  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 18             |
| Zoning         | R1-R2X         |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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