

# \$465,000 - 425 6 Street, Irricana

MLS® #A2225491

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.18 Acres

NONE, Irricana, Alberta

Welcome Home to This Spacious Detached Bungalow! This beautifully renovated bungalow is ready to impress! With three bedrooms and two bathrooms on the main level and an additional bedroom and bathroom on the lower level, this home has plenty of room for a growing family! The current owners have thoughtfully updated nearly every corner, with the most stunning transformation being the open-concept kitchen—walls were removed to create a bright, airy space that truly brings people together. The kitchen showcases gorgeous wood grain cabinets, sleek granite countertops, and a large island with abundant storage. Plus, all appliances are less than two years old! A modern white subway tile backsplash adds the perfect touch of brightness and elegance. Throughout the home, you'll find new flooring, updated lighting, fresh paint, and upgraded baseboards and casings. The main bath now features a new toilet and vanity, while the ensuite has also been refreshed with a new toilet. The basement offers additional potential, with new flooring and re-drywalled ceilings—just a few finishing touches remain! The seller has already purchased a new shower for the basement bathroom, ready for installation. Outside, this home sits on a massive lot with mature trees, providing space, privacy, and charm. A double attached garage (heater included, "as is") ensures convenience year-round.

Located in a peaceful community just 24



minutes from Airdrie and an easy commute to Calgary, this home offers the space of a detached property at the price of a townhouse elsewhere. Don't miss this incredible opportunityâ€”book your showing today!

Built in 1981

### Essential Information

MLS® #	A2225491
Price	\$465,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,466
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	425 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Recessed Lighting, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	6
Zoning	R

## Listing Details

Listing Office	RE/MAX House of Real Estate
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