

# \$350,000 - 306 5 Street, Irricana

MLS® #A2224635

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0.11 Acres

NONE, Irricana, Alberta

**\*\*OPEN HOUSE\*\*** Saturday May 31,  
12-2:00PM, Sunday June 1st 12-2:00PM.  
Welcome to this bright and inviting 3-bedroom,  
1.5-bath semi-detached home in the peaceful  
town of Irricana. Perfect for families, this  
property features a double detached garage,  
ample parking, and a huge yard—ideal for  
kids, pets, and outdoor entertaining. You™ll  
love the abundant natural light streaming  
through large windows, offering clear views of  
the adjacent park, so you can watch your  
children play safely right from your kitchen.  
This home offers small-town charm with  
everything you need for comfortable living.  
Don™t miss this opportunity—book your  
showing today!

Built in 1978

## Essential Information

MLS® #	A2224635
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,264
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Semi Detached



Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	306 5 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized, Alley Access, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Garden
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	7
Zoning	R-2

Listing Details

Listing Office                    eXp Realty

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