



GRASSROOTS
REALTY GROUP

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447 Henricks Drive
Irricana, Alberta

MLS # A2287250



\$379,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,008 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

New 1/2 Duplex. 2 bedrooms with potential for more. This open concept design has Main floor laundry, walk-in closet in the main bedroom, Big deck off the Dining area and a large Concrete parking pad. The quaint town of Irricana is very quiet & peaceful, with just a short commute to Airdrie, Calgary or HiWay 9