



GRASSROOTS
REALTY GROUP

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**616 Mcculloch Crescent
Irricana, Alberta**

MLS # A2318923



\$499,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 2,132 sqft 2-storey sits on a MASSIVE 12,500 SQFT (over a 1/4 acre) LOT!! This property features 4 BEDROOMS UPSTAIRS, 2.5 BATHROOMS, SEPERATE LIVING & FAMILY ROOMS and a MAIN FLOOR DEN THAT CAN BE USED AS A 5th BEDROOM. The basement is partially finished with an additional roughed-in bathroom, additional bedroom, laundry room, and another living room. The HUGE BACKYARD IS THE HIGHLIGHT OF THIS HOME, and also has a LARGE DECK. Other features include the DOUBLE ATTACHED GARAGE, and a gravel RV PARKING PAD!