



GRASSROOTS
REALTY GROUP

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235 3 Street
Irricana, Alberta

MLS # A2325979



\$384,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,137 sq.ft.	Age:	1930 (96 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Faces Rear, Parking Pad, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Level, Other, Rectangular Lot,		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage		

Inclusions: All contents not excluded and contents in garage include snowblower, rotor tiller, lawn mower and gardening tools

Adorably quaint 1930 character home in Irricana, Alberta — a true storybook find on a corner triple lot. Lovingly cared for, this charming residence is TURNKEY READY and offers 2 bedrooms plus a bright loft, 1 bathroom, and a four-season sun porch that's the perfect sanctuary to sip morning tea and lose yourself in a good book. Filled with original character and natural light throughout, the home is being sold furnished with many period pieces included—move-in ready and full of personality. The property features a huge garden area, mature trees, a classic white picket fence, and a large garage with room to park and store. Practical updates include insulated new water lines and LED lighting in most rooms. Enjoy peaceful small-town living in Irricana — friendly neighbours, nature at your doorstep, and tranquility at its finest. Contact us to schedule a viewing or for more details.