

\$312,000 - 3 Heather Court, Irvine

MLS® #A2223545

\$312,000

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.15 Acres

NONE, Irvine, Alberta

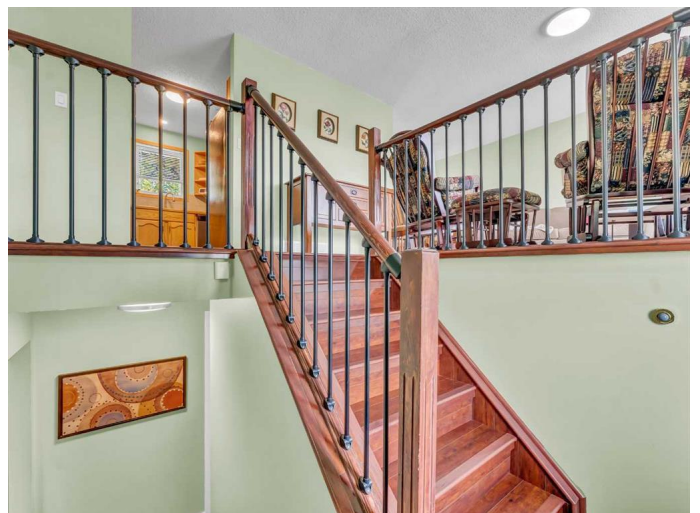
Welcome to this perfect family homeâ€”completely move-in ready and located just 20 minutes from Medicine Hat in the friendly and welcoming community of Irvine.

This small town offers an abundance of opportunities for families, including one of the area's most reputable schools, featuring both a hockey academy and an ag discovery center. The community is vibrant and supportive, with a large recreation centre, a local bar, a community hall, a library/media center, a day spa, a museum and a convenience center, all fostering a strong sense of connection.

This home has been filled with love and care, having had only two owners. It has been exceptionally maintained with thoughtful updates throughout, including newer windows, doors, fresh paint, light fixtures, railings, kitchen upgrades, and more. From the moment you walk in, youâ€™™ll feel the warmth and comfort this home offers.

The main floor features a spacious living room that flows into a large dining area with direct access to the backyard. The kitchen is both functional and inviting, complete with a corner pantry, quality appliances, and plenty of cabinet space. Also on the main floor are three well-sized bedrooms and a generous full bathroom.

The basement is well laid out and adds excellent living space, including a large



additional bedroom that currently serves as the primary suite. Thereâ€™s also a flex room with plumbing already in place, perfect for a home salon, gym, office, or storage. The cozy yet expansive family room is ideal for gatherings, movie nights, or relaxing evenings in.

Step outside into your own private retreat. The yard is beautifully landscaped with mature trees, garden boxes, and multiple decks, offering plenty of room for relaxation or entertaining. Thereâ€™s even a perfect spot ready for a hot tub, should you choose to install one.

Situated in a quiet court location and within walking distance to the school, this home also includes an attached garage for added convenience. Lovingly cared for and thoughtfully updated, itâ€™s ready to welcome new owners who will appreciate all it has to offer.

Built in 1979

Essential Information

MLS® #	A2223545
Price	\$312,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3 Heather Court
Subdivision	NONE
City	Irvine
County	Cypress County
Province	Alberta
Postal Code	T0J 1V0

Amenities

Parking Spaces	2
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Wood

Additional Information

Date Listed	May 22nd, 2025
Days on Market	18
Zoning	HR, Hamlet Residential

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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