

\$379,500 - 443 Henricks Drive, Irricana

MLS® #A2251345

\$379,500

2 Bedroom, 1.00 Bathroom, 1,014 sqft

Residential on 0.08 Acres

NONE, Irricana, Alberta

Brand New 1/2 Duplex. Small town living at a very affordable price. This 2 bedroom home has a modern finish, open concept and room to expand. With 1 pce . bathroom upstairs and potential for another on the lower level, the First time buyer or Investor, could make this into a larger cozy living space. There is also a poured concrete pad out back, so the potential to build a garage is already started. This quiet location also boasts a neighborhood Park and Recreation site, pretty much next door. Quick possession possible.

Built in 2024

Essential Information

MLS® #	A2251345
Price	\$379,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,014
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address 443 Henricks Drive



Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1G0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.