REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

3, 604 First Street E
Cochrane, Alberta

MLS # A2232674

$299,000

Division:	East End
Type:	Residential/Four Plex
Style:	Bi-Level
Size:	659 sq.ft.
Age:	1980 (45 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Stall
Lot Size:	-
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape

Heating:	Central, Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 300
Basement:	Finished, Full	**LLD:**	-
Exterior:	Mixed, Wood Frame	**Zoning:**	(R-MX)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, No Animal Home, Open Floorplan, Vinyl Windows		

Inclusions: none

3 BED | 2 BATH | PET FRIENDLY | LOW CONDO FEES | ASSIGNED PARKING Attention First-Time Buyers & Investors! Why rent when you can own? This charming 3-bedroom, 2-bath bi-level townhome is the perfect entry into the market. With a spacious and functional layout, there's plenty of room to make it your own and start building equity. The main level features a bright open-concept kitchen, dining, and living area, ideal for both everyday living and entertaining. A convenient 2-piece bathroom and in-suite laundry complete the upper floor. Step outside to your private balcony, creating a seamless indoor-outdoor living experience. The lower level offers privacy and comfort, with a generous primary bedroom, two additional bedrooms, and a full 4-piece bathroom. Enjoy the bonus of a rear patio, perfect for relaxing or gathering with friends and family. Additional features include low condo fees, assigned parking, and a pet-friendly policy, all in a walkable East End Cochrane location known for its mature trees, charming character homes, and easy access to nature trails, schools, and local shops. Don't miss this opportunity—schedule your private viewing today!