



THE
A-TEAM

**RE/MAX
FIRST**

333 POWELL Street, Cochrane T4C 1Z1

MLS®#: **A2143251**

Area: **East End**

Listing Date: **06/20/24**

List Price: **\$619,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Land

Sub Type:

Residential Land

City/Town:

Cochrane

Year Built:

0

Lot Information

Finished Floor Area

Abv Sqft:

0

Low Sqft:

Ttl Sqft:

Lot Sz Ar:

10,010 sqft

Lot Shape:

DOM

154

Layout

Beds:

0

Baths:

0.0 (0 0)

Style:

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Utilities and Features

Roof:

Heating:

Sewer:

Ext Feat:

Kitchen Appl:

Int Feat:

Utilities:

Construction:

Flooring:

Water Source:

Fnd/Bsmt:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|---------------------|--------------|-------------------|
| | | | Legal/Tax/Financial | | |
| Title: | | | Zoning: | | |
| Fee Simple | | | R-LD | | |
| Legal Desc: | | | Remarks | | |
| 500AN | | | | | |

Pub Rmks:

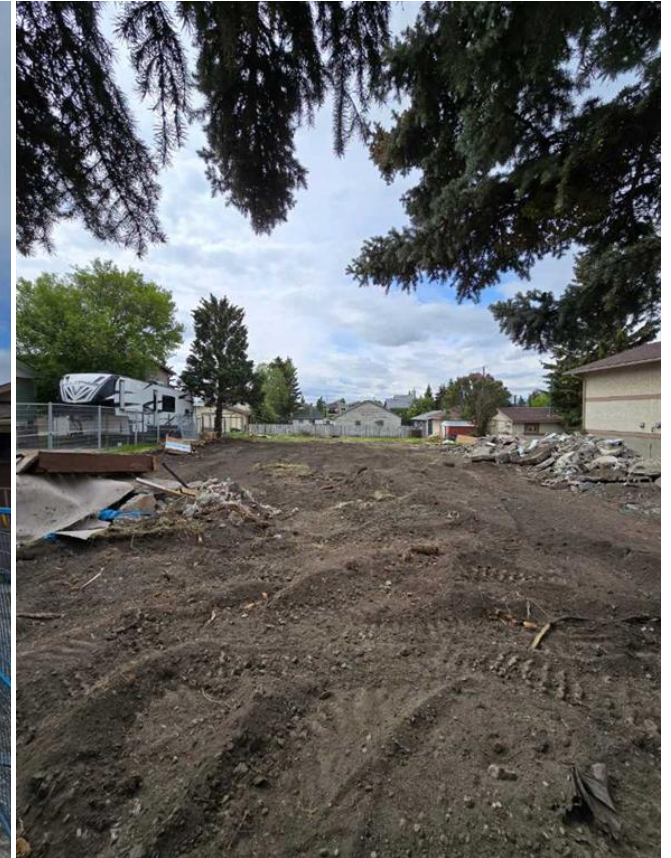
ATTENTION BUILDERS & INVESTORS! This development-ready double lot, located in Cochrane's highly sought-after East End community, presents an incredible opportunity to construct two detached houses. The massive, flat lot with back lane access measures 70ft x 143ft. All the preliminary work is completed, including

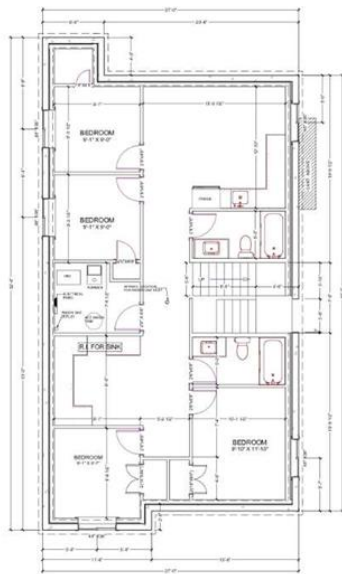
the removal of the original house, saving you demolition costs. Floor plans are prepared and will be provided to the buyer. The seller has received approval to construct two detached houses on the property. Each house will include a rear triple garage. Additionally, each garage will feature a legal two-bedroom suite above. Conveniently situated within walking distance to downtown and close to all amenities, this property is primed for your next project!

Inclusions:
Property Listed By:

**N/A
RE/MAX House of Real Estate**

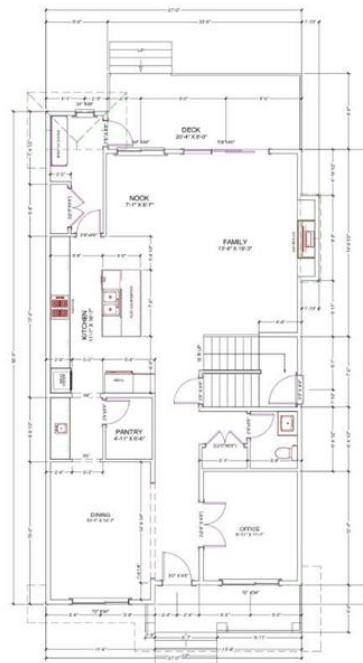
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





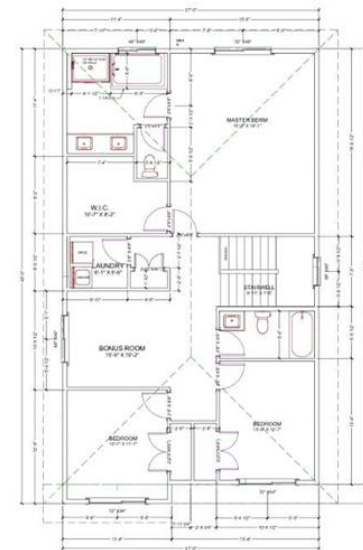
FOUNDATION PLAN
FOUNDATION AREA = 1000 SQ.FT.

| | | | |
|--|------------------------|--|---------------------------|
| IGD GLOBAL DESIGN <small>1000 GERRARD ST. E. SUITE 200 TORONTO, ONTARIO M4M 1B7 TEL: (416) 461-1111 WWW.IGDDESIGN.COM</small> | SINGLE DWELLING | MAIN FLOOR TOTAL SQ.FT. = 1000 SQ.FT. LOT 7 / BLK 1 333 POWELL ST. COCHRANE | NO. 4/17 |
| | | | DATE 2024-01-28 |
| | | | SCALE 1/8" = 1'-0" |
| | | | PROJECT 2024-01-28 |



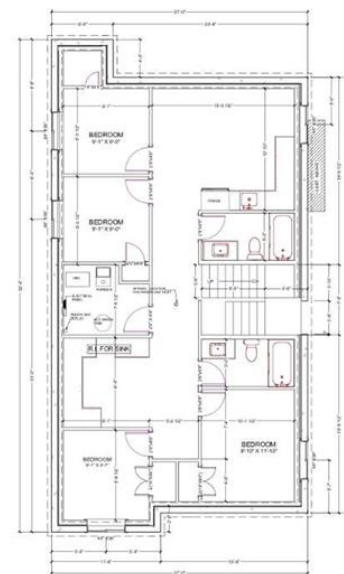
MAIN FLOOR
FLOOR AREA = 1000 SQ.FT.

| | | | |
|--|------------------------|--|---------------------------|
| IGD GLOBAL DESIGN <small>1000 GERRARD ST. E. SUITE 200 TORONTO, ONTARIO M4M 1B7 TEL: (416) 461-1111 WWW.IGDDESIGN.COM</small> | SINGLE DWELLING | MAIN FLOOR TOTAL SQ.FT. = 1000 SQ.FT. LOT 7 / BLK 1 333 POWELL ST. COCHRANE | NO. 5/17 |
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SECOND FLOOR
FLOOR AREA = 500 SQ.FT.

| | | | |
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FOUNDATION PLAN
BASEMENT AREA = 1134 SQ. FT.

