



THE
A-TEAM

**RE/MAX
FIRST**

333 POWELL Street, Cochrane T4C 1Z1

MLS®#: **A2143251** Area: **East End** Listing Date: **06/20/24** List Price: **\$649,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Cochrane**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **10,010 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

10
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-LD**
 Legal Desc: **500AN**

Remarks

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**

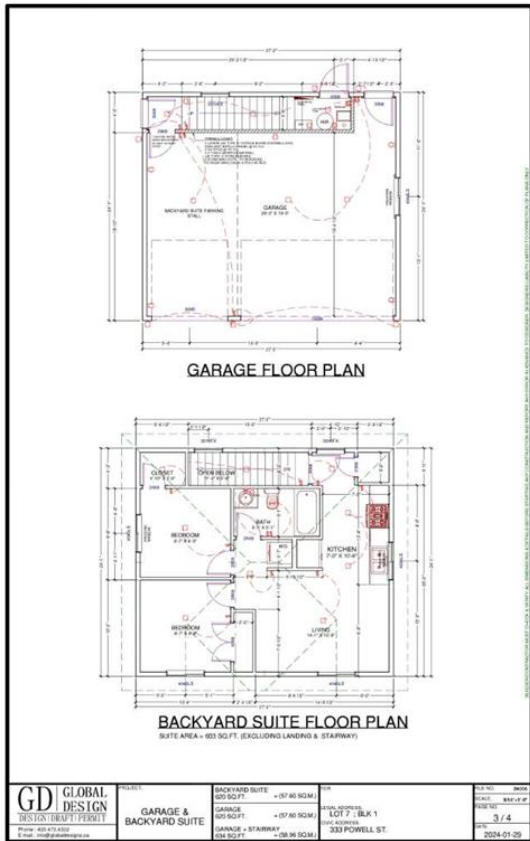
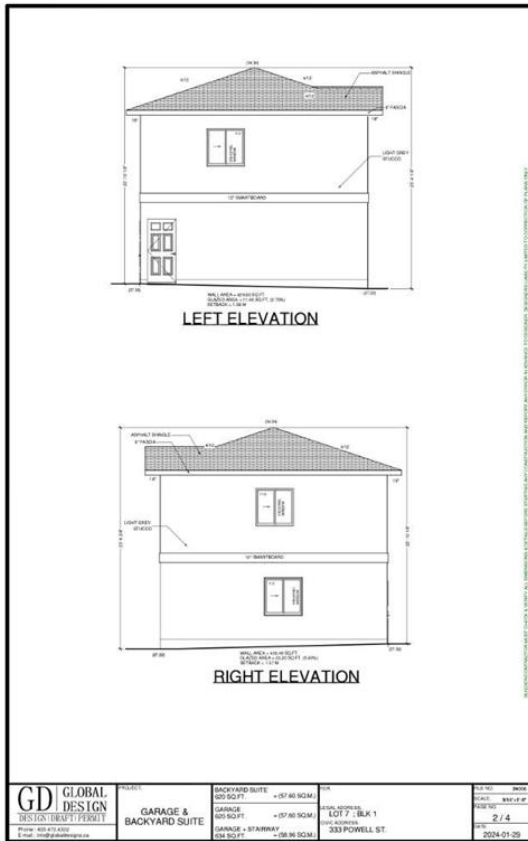
the removal of the original house, saving you demolition costs. Floor plans are prepared and will be provided to the buyer. The seller has received approval to construct two detached houses on the property. Each house will include a rear triple garage. Additionally, each garage will feature a legal two-bedroom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

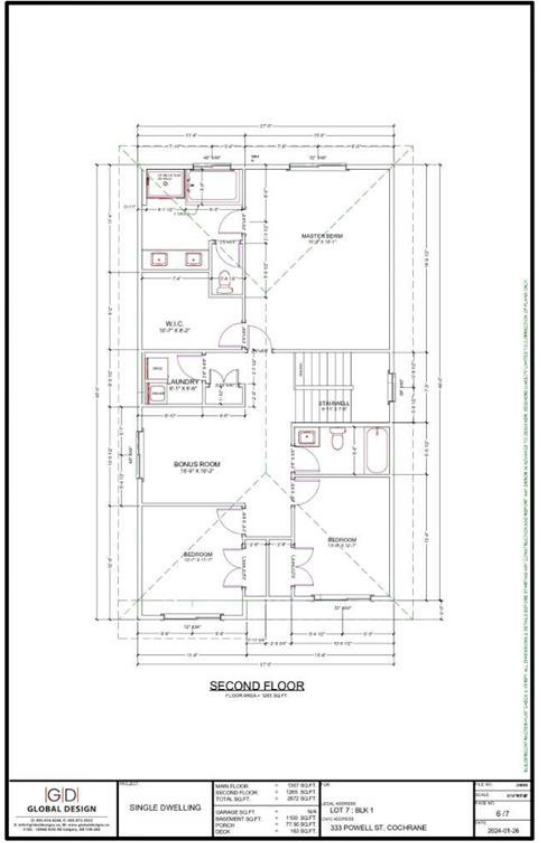
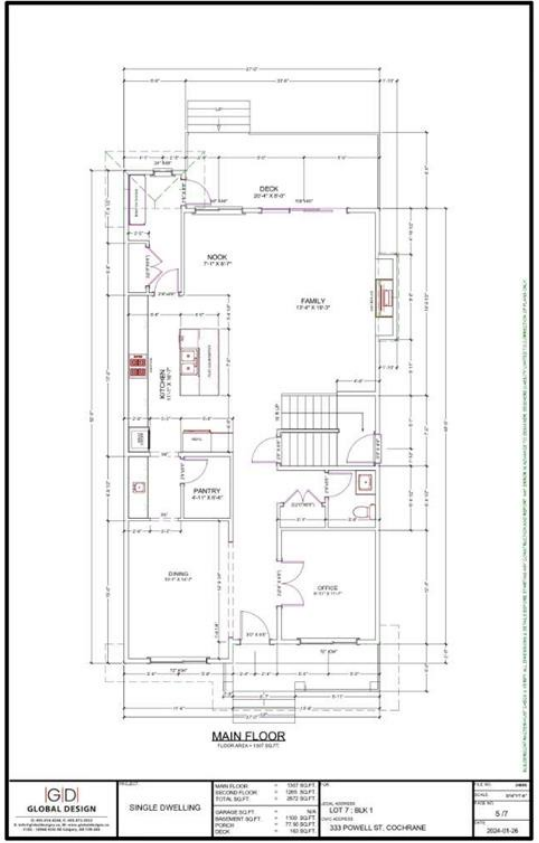
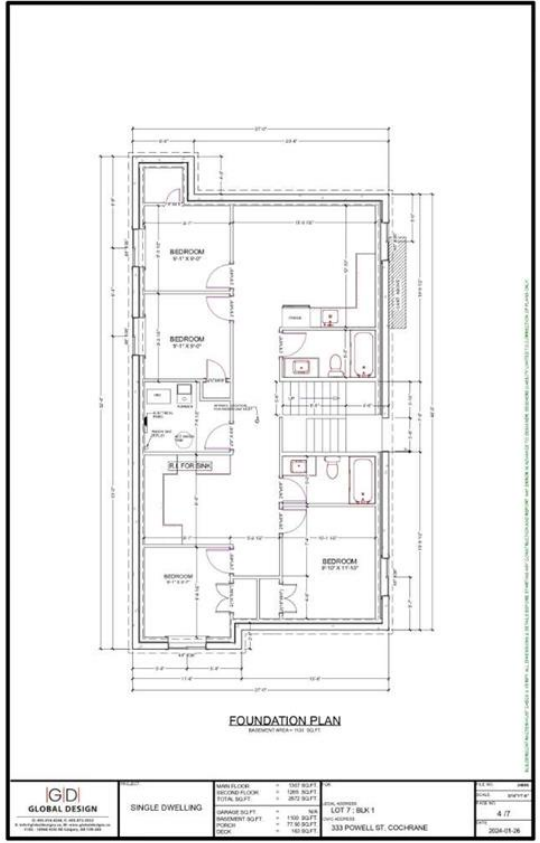
Inclusions:
Property Listed By:

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

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







FRONT ELEVATION

REAR ELEVATION

GD GLOBAL DESIGN DESIGN DEVELOPMENT Phone: 416 477 4332 E-mail: info@globaldesign.ca	PROJECT: GARAGE & BACKYARD SUITE	BACKYARD SUITE 820 SQ.FT. ± (17'60" SQ.M.)	GARAGE 160 SQ.FT. ± (17'60" SQ.M.)	STAIRWAY 126 SQ.FT. ± (11'69" SQ.M.)	SITE NO.: 2024-01-25 SCALE: 1/4" SHEET # OF PROJECT: 1/4 DATE: 2024-01-25
	333 POWELL ST. COCHFRANE, ONT. L0T 7 - BLK 1	333 POWELL ST. COCHFRANE, ONT. L0T 7 - BLK 1	333 POWELL ST. COCHFRANE, ONT. L0T 7 - BLK 1	333 POWELL ST. COCHFRANE, ONT. L0T 7 - BLK 1	333 POWELL ST. COCHFRANE, ONT. L0T 7 - BLK 1

ENGRED ROOF TRUSS SYSTEM

ENGRED FLOOR JOIST SYSTEM

ENGRED FLOOR JOIST SYSTEM

NOTES

WALL CONSTRUCTION

ROOF CONSTRUCTION

FLOOR CONSTRUCTION

GD GLOBAL DESIGN SINGLE DWELLING 333 POWELL ST., COCHFRANE	SHEET NO.: 7/7 SHEET # OF PROJECT: 7/7 DATE: 2024-01-26
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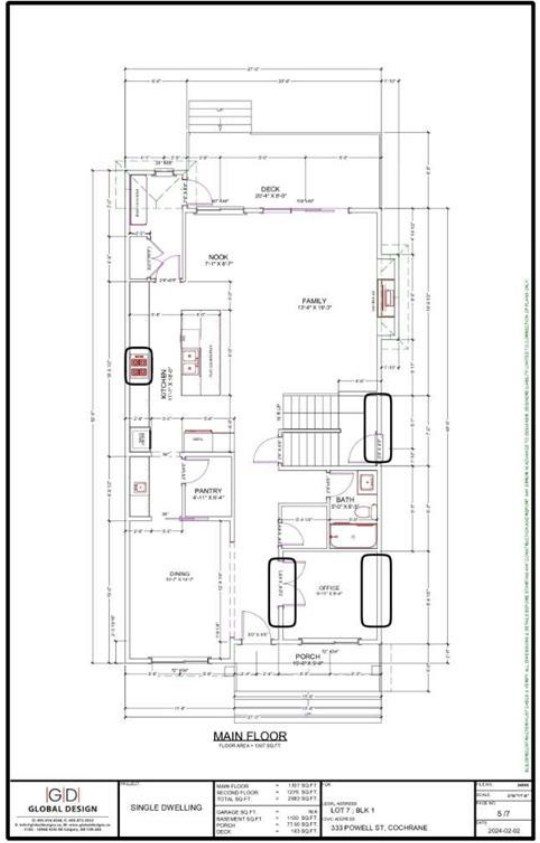
FOUNDATION PLAN

BASEMENT AREA 700 SQ.FT.

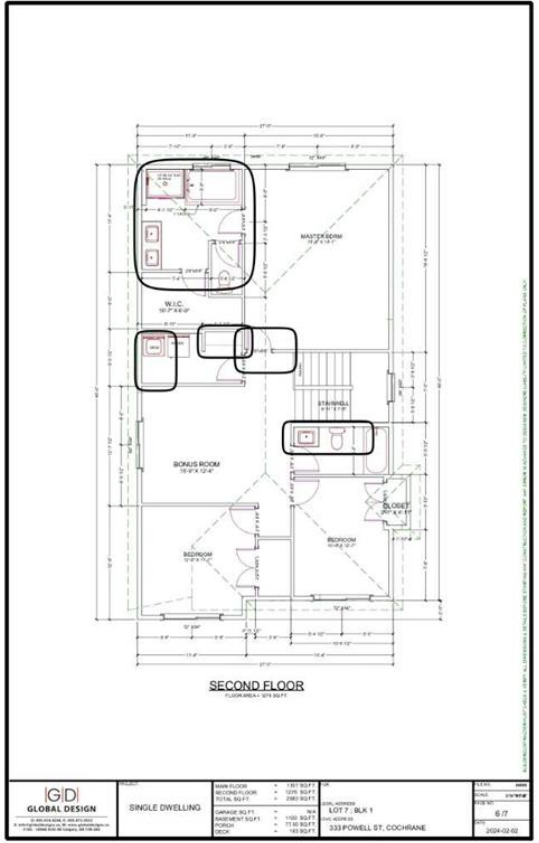
GD GLOBAL DESIGN

SINGLE DWELLING

GD GLOBAL DESIGN SINGLE DWELLING 333 POWELL ST., COCHFRANE	SHEET NO.: 4/7 SHEET # OF PROJECT: 4/7 DATE: 2024-02-02
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	SINGLE DWELLING	MAIN FLOOR = 1507 SQ FT SECOND FLOOR = 1276 SQ FT TOTAL SQ FT = 2783 SQ FT	SHEET NO. = 5/7 DATE = 2024-02-02	PROJECT NO. = 2024-02-02
		GARAGE SQ FT = 764 BASEMENT SQ FT = 1100 SQ FT PORCH = 71 SQ FT DECK = 10 SQ FT	LOT 7, BLK 1 333 POWELL ST, COCHRANE	3/7 2024-02-02



	SINGLE DWELLING	MAIN FLOOR = 1507 SQ FT SECOND FLOOR = 1276 SQ FT TOTAL SQ FT = 2783 SQ FT	SHEET NO. = 6/7 DATE = 2024-02-02	PROJECT NO. = 2024-02-02
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