



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**413 RIVER Avenue #120, Cochrane T4C0N9**

MLS® #: **A2164298**

Area: **Riverview**

Listing Date: **09/23/24**

List Price: **\$445,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Cochrane**  
Year Built: **2009**

Finished Floor Area  
Abv Sqft: **1,068**  
Low Sqft:  
Ttl Sqft: **1,068**

Lot Information

Lot Sz Ar: **1,151 sqft**  
Lot Shape:

DOM

**89**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Lawn, Landscaped, Street Lighting**  
Park Feat: **Common, Enclosed, Garage Door Opener, Garage Faces Front, Guest, Insulated, Off Street, Parking Pad, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 7`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`4" x 18`3"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`9" x 14`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 12`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>				

Legal/Tax/Financial

Condo Fee:  
**\$265**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-MD**

Legal Desc: **1010817**

Remarks

Pub Rmks: **If you're in search of the ideal cozy home, this could be the one. Nestled in the heart of Cochrane, it's a stone's throw from all the downtown amenities, including coffee shops, restaurants, shopping, and trails leading to an off-leash dog area and natural surroundings. Everything is within walking distance, including the Colt bus line, ensuring convenience at your doorstep. The morning sunbathes the kitchen/living room in warmth, setting the tone for the day. The open floor plan offers plenty of room to relax and savor the fireplace during the chilly months. Upstairs, three bedrooms await, complete with a full ensuite and an additional 4-piece bathroom. The basement presents a blank canvas for your developmental ideas to expand your living space. The home has been enhanced with Hunter Douglas blinds, screen doors, a gas fireplace, and electrical wiring in the basement for potential future development.**

Inclusions:  
Property Listed By: **n/a**  
**First Place Realty**

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









