



THE
A-TEAM

**RE/MAX
FIRST**

249 ROSS Avenue #8, Cochrane T4C 2J5

MLS® #: **A2172794** Area: **East End** Listing Date: **11/06/24** List Price: **\$419,000**
 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: **2004**
Lot Information
 Lot Sz Ar: **1,326 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,280**
 Low Sqft:
 Ttl Sqft: **1,280**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Landscaped**
 Park Feat: **Assigned, Garage Door Opener, Garage Faces Front, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7'2" x 8'8"	Dining Room	Main	7'2" x 11'2"
Kitchen	Main	11'11" x 9'11"	Living Room	Main	19'1" x 8'0"
4pc Ensuite bath	Second	7'7" x 4'11"	Bedroom - Primary	Second	11'7" x 16'1"
4pc Bathroom	Third	10'4" x 4'11"	Bedroom	Third	9'6" x 12'7"
Bedroom	Third	9'3" x 12'4"			

Legal/Tax/Financial

Condo Fee:
\$371

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-MX

Legal Desc: **0511060**

Remarks

Pub Rmks: **END UNIT | 3 BEDROOMS | SINGLE ATTACHED GARAGE | CENTRAL LOCATION! Check out this fabulous end unit townhome in Cochrane's East End - boasting three bedrooms, this bright and cheery unit features lots of windows, 9ft ceilings in the great room/kitchen, and laminate floors. The primary bedroom on the next level offers 2 walk-in closets and its very own four-piece ensuite. The upper floor provides 2 additional bedrooms or office space, plus an extra full bathroom. The undeveloped basement is perfect for storage or a kids play space. With upgraded light fixtures, a single car attached garage, and a parking pad, this home is move-in ready. Close to Cochrane's Historic downtown, schools, parks, and an outdoor hockey rink. This well kept unit won't last long. View it today!**

Inclusions:
Property Listed By: **N/A**
TREC The Real Estate Company

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











