



THE A-TEAM

RE/MAX FIRST

249 ROSS Avenue #8, Cochrane T4C 2J5

MLS#: A2172794 Area: East End Listing: 11/06/24 List Price: \$399,900
Status: Active County: Rocky View County Change: -\$19k, 02-Dec Association: Fort McMurray



General Information

Prop Type: Residential Row/Townhouse
Sub Type: 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 45
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Foyer, Kitchen, 4pc Ensuite bath, 4pc Bathroom, and Bedroom.

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**











