



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**404 THIRD Street, Cochrane T4C 1Z6**

MLS® #: **A2175541**

Area: **Downtown**

Listing Date: **10/30/24**

List Price: **\$575,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Cochrane**  
Year Built: **1975**  
Lot Information  
Lot Sz Ar: **6,500 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,282**  
Low Sqft:  
Ttl Sqft: **1,282**

DOM

**22**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Cedar**  
Flooring: **Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 7`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`1" x 15`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>Loft</b>	<b>Second</b>	<b>23`2" x 12`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 10`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`8" x 6`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`2" x 12`6"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**C-HD**

**2033R**

Remarks

Pub Rmks: **Historical Downtown District with a Double lot! See the attachments for potential business opportunities and RPR. The home on the property was moved to this location in 1975. Tis property is being sold for potential development. The house currently has no appliances, and flooring would need to be replaced.**

Inclusions: **N/A**

Property Listed By: **Kidder & Company Real Estate & Property Management Ltd.**

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



