



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 GLENPATRICK Crescent, Cochrane T4C1G3**

MLS®#: **A2178187**

Area: **Glenbow**

Listing Date: **11/08/24**

List Price: **\$330,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Cochrane**

Abv Sqft:

**950**

Year Built:

**1983**

Low Sqft:

Ttl Sqft:

**950**

Lot Information

Lot Sz Ar:

**3,707 sqft**

Lot Shape:

DOM

**43**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot**

**Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Metal Siding**

Flooring:

**Other**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`8" x 12`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>9`2" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 10`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**

Zoning:  
**R-MX**

Legal Desc:

7811169

Remarks

Pub Rmks:

**Judicial sale: Sealed bid process scheduled for December 20th. All offers must be submitted by December 18th 12:00pm. Corner lot bi-level near shopping and schools. Great investment with lots of potential. Many renovations have already been completed/started such as new kitchen and conversion of one bedroom into a primary ensuite. No representation by seller or listing realtor**

Inclusions:

**NONE**

Property Listed By:

**eXp Realty**

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









