



THE
A-TEAM

**RE/MAX
FIRST**

128 CENTRE Avenue #406, Cochrane T4C 2K5

MLS® #: **A2183277** Area: **Downtown** Listing Date: **12/10/24** List Price: **\$274,900**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Cochrane**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **714 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Finished Floor Area
 Abv Sqft: **714**
 Low Sqft:
 Ttl Sqft: **714**

DOM

43
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **In Floor,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer:
 Ext Feat: **Balcony** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 11`0"	Living Room	Main	14`0" x 14`0"
4pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	6`0" x 6`0"
Bedroom - Primary	Main	11`0" x 13`0"			

Legal/Tax/Financial

Condo Fee: **\$515** Title: **Fee Simple** Zoning: **R-HD**
 Fee Freq:

Legal Desc: **0410817** **Monthly**

Remarks

Pub Rmks: **THE 'HERITAGE' - TOP FLOOR 1 BEDROOM 1 BATH UNIT. INFLOOR HEAT, AIR-CONDITIONING, IN-SUITE LAUNDRY AND FIREPLACE. CLOSE TO EVERYTHING - WALK TO SHOPS, RESTAURANTS, BANKS, AND HISTORIC MAIN STREET. Please ask re: special circumstances regarding this unit.**

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

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



