

# \$299,000 - 3, 604 First Street E, Cochrane

MLS® #A2224417

**\$299,000**

3 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.00 Acres

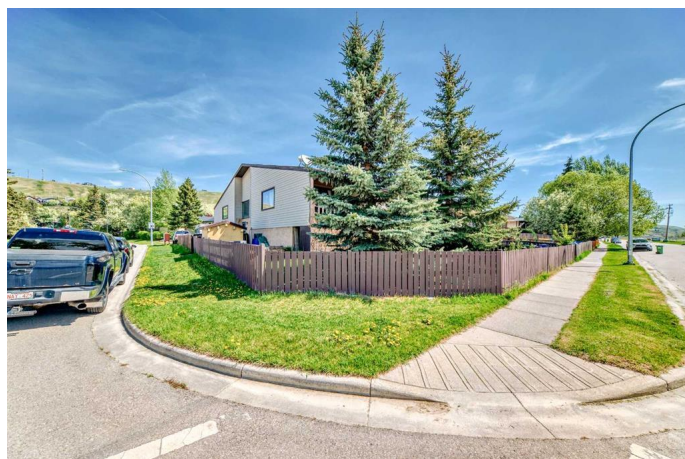
East End, Cochrane, Alberta

3 BED / 3 BATH / PET FRIENDLY / LOW CONDO FEE / DEDICATED PARKING / ATTENTION FIRST TIME BUYERS AND INVESTORS! Here is the perfect opportunity to purchase a solid property and add some sweat equity! This 3 bed 2 bath home provides privacy and your own backyard with nearly 1,250 sqft of finished living space. The split level layout offers an open concept main floor with kitchen, living and dining area as well as a 2 piece bath and durable laminate and tile flooring. The lower level offers 3 bedrooms and a 4 piece bathroom. There is a dedicated parking stall and loads of street parking that will meet all your needs and the covered deck overlooks your private backyard / green space. Roof was replaced in 2015, Windows in 2016 and Siding in 2012. The current tight rental market in Cochrane makes this a great opportunity for the savvy investor. Easy to show! Book your viewing before this one is sold!

Built in 1980

## Essential Information

MLS® #	A2224417
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	659
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	3, 604 First Street E
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1C5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, No Animal Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
-------------	----------------

Days on Market        6  
Zoning                    (R-MX)

**Listing Details**

Listing Office            2% Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.