

# \$285,000 - 3, 604 First Street E, Cochrane

MLS® #A2232674

**\$285,000**

3 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.00 Acres

East End, Cochrane, Alberta

**PRICE IMPROVEMENT! 3 BED | 2 BATH |  
PET FRIENDLY | LOW CONDO FEES |  
ASSIGNED PARKING**

Attention First-Time Buyers & Investors! Why rent when you can own? This charming 3-bedroom, 2-bath bi-level townhome is the perfect entry into the market. With a spacious and functional layout, there's plenty of room to make it your own and start building equity.

The main level features a bright open-concept kitchen, dining, and living area, ideal for both everyday living and entertaining. A convenient 2-piece bathroom and in-suite laundry complete the upper floor. Step outside to your private balcony, creating a seamless indoor-outdoor living experience.

The lower level offers privacy and comfort, with a generous primary bedroom, two additional bedrooms, and a full 4-piece bathroom. Enjoy the bonus of a rear patio, perfect for relaxing or gathering with friends and family.

Additional features include low condo fees, assigned parking, and a pet-friendly policy, all in a walkable East End Cochrane location known for its mature trees, charming character homes, and easy access to nature trails, schools, and local shops.

Don't miss this opportunity! Schedule your private viewing today!

Built in 1980



## Essential Information

MLS® #	A2232674
Price	\$285,000
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
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Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	16
Zoning	(R-MX)

### **Listing Details**

Listing Office	2% Realty
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