# 40 Cochrane Road
# Whitecourt, Alberta

## MLS # A2249613



# $185,000

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| **Division:** | NONE |
| **Type:** | Residential/Other |
| **Style:** | Attached-Side by Side, Townhouse |
| **Size:** | 1,200 sq.ft. |
| **Age:** | 1978 (47 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 1 full / 1 half |
| **Garage:** | Parking Pad, Unpaved |
| **Lot Size:** | 0.07 Acre |
| **Lot Feat:** | Back Lane, Back Yard |

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| **Heating:** | Forced Air | **Water:** | - | |
| **Floors:** | Hardwood, Laminate, Linoleum | **Sewer:** | - | |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - | |
| **Basement:** | Full, Unfinished | **LLD:** | - | |
| **Exterior:** | Wood Frame | **Zoning:** | R-3 | |
| **Foundation:** | Poured Concrete | **Utilities:** | - | |
| **Features:** | See Remarks | | | |

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|---|---|
| **Inclusions:** | none |

Affordable 2-Storey End Unit Townhouse &ndash; Perfect for First-Time Buyers or Investor!  Prime Location | Near St. Mary&rsquo;s School & Festival Park Priced to Sell &ndash; Why Rent When You Can Own?  Stop paying rent and step into homeownership with this charming and affordable 2-storey townhouse! This end unit offers extra privacy with only one shared wall, making it the ideal starter home.   3 Bedrooms, 2 Bathrooms, Fenced Backyard Back Alley Access, Spacious Layout NO Lot Fees &ndash; NO Condo Fees! Highlights:  Bright and open living space  Fully fenced backyard &ndash; perfect for kids, pets, or summer BBQs  Back alley access for extra convenience  Quiet, family-friendly neighborhood  Walking distance to St. Mary&rsquo;s School and Festival Park   Ideal Entry-Level Home Whether you're a first-time buyer or looking to downsize, this property offers unbeatable value with no extra fees and low maintenance.