



**GRASSROOTS**  
REALTY GROUP

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**34 Cochrane Road  
Whitecourt, Alberta**

**MLS # A2231181**



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-3

**Utilities:** -

**Inclusions:** n/a

End unit townhouse. This 3 bedroom 2 bath townhouse is a great starter home or rental unit . make this one your own and see what affordable living can be. This is close to schools, golf course, ball diamonds, rotary park and has alley access for rear parking. Can accommodate a fairly quick possession.