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## 8, 304 Ross Avenue Cochrane, Alberta

MLS # A2245960



\$479,900

| Division: | Downtown               |        |                   |  |  |  |
|-----------|------------------------|--------|-------------------|--|--|--|
| Type:     | Residential/Five Plus  |        |                   |  |  |  |
| Style:    | 2 Storey               |        |                   |  |  |  |
| Size:     | 1,341 sq.ft.           | Age:   | 2003 (22 yrs old) |  |  |  |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |  |  |  |
| Garage:   | Assigned, Paved, Stall |        |                   |  |  |  |
| Lot Size: | 0.04 Acre              |        |                   |  |  |  |
| Lot Feat: | Back Yard, Lev         | el     |                   |  |  |  |

| Heating:    | Forced Air, Natural Gas | Water:     | -      |
|-------------|-------------------------|------------|--------|
| Floors:     | Vinyl Plank             | Sewer:     | -      |
| Roof:       | Asphalt Shingle         | Condo Fee: | \$ 333 |
| Basement:   | Finished, Full          | LLD:       | -      |
| Exterior:   | Wood Frame              | Zoning:    | R-MX   |
| Foundation: | Poured Concrete         | Utilities: | -      |

Features: Storage

Inclusions: None

Discover modern comfort in this renovated home with a total of 4 bedrooms and 4 washrooms (1 primary ensuite bathroom 4pcs, 1 common 4pcs, and 2 x 2pcs). The fully finished basement consists of an additional bedroom, a gym room & a 2-piece washroom. The seller had replaced all the flooring with vinyl planks last year and new paint throughout the whole house. Private backyard with deck. 2 assigned parkings stalls located at the front of the unit. Walk to playground & hockey rink, easy access to Highway 1A. This bare-land condo allows pets. The seller would include 2 Anespa Shower filtration systems & a (K8) lonizer, which is a top-of-the-line quality drinking system, a total value worth over \$10,000.