



GRASSROOTS
REALTY GROUP

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**40 Cochrane Road
Whitecourt, Alberta**

MLS # A2249613



\$181,000

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		

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		

Inclusions: none

Affordable 2-Storey End Unit Townhouse – Perfect for First-Time Buyers or Investor! Prime Location | Near St. Mary's School & Festival Park Priced to Sell – 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 – NO Condo Fees! Highlights: Bright and open living space Fully fenced backyard – perfect for kids, pets, or summer BBQs Back alley access for extra convenience Quiet, family-friendly neighborhood Walking distance to St. Mary'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.