



**40 Cochrane Road  
Whitecourt, Alberta**

**MLS # A2249613**



**\$181,000**

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

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

**Inclusions:** none

Affordable 2-Storey End Unit Townhouse &ndash; Perfect for First-Time Buyers or Investor! Prime Location | Near St. Mary'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'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.