



GRASSROOTS
REALTY GROUP

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304, 128 Centre Avenue
Cochrane, Alberta

MLS # A2263244



\$299,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | East End | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 935 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|-----------|
| Heating: | Boiler | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 674 |
| Basement: | - | LLD: | 2-26-4-W5 |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-HD |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home | | |

Inclusions: NA

Welcome to Heritage Place! This favoured condo complex is perfectly located between Downtown and the East End. Easy walking distance to shops, entertainment and all Cochrane has to offer. This bright and open 2 bedroom, 2 bathroom unit has been immaculately maintained. Enjoy in-unit laundry and relax on your north facing balcony with beautiful views of the Cochrane Hill. This unit comes with a titled underground parking space in the heated parkade and an assigned storage locker. Highlights of the Heritage Place complex include a cozy front entrance gathering space, social room with kitchen, library, and outdoor roof balcony to enjoy solo or use to connect with friends. The complex has plenty of visitor parking space. Condo fees are inclusive of water, heat, and electricity. This property is truly a hidden gem in Cochrane. Don't miss out!