



GRASSROOTS
REALTY GROUP

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**217 Ross Avenue
Cochrane, Alberta**

MLS # A2278722



\$660,000

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Lawn, See Remarks		

Heating:	Forced Air, None	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-MX
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: none

INCREDIBLE OPPORTUNITY || 60' x 247' lot in the heart of Cochrane backing onto the Cochrane Christian Academy school yard. Zoned RM-X this property affords many options for future redevelopment and densification. Cochrane's East End has wide tree-lined streets, great parks and is only a few minutes' walk from downtown shops and services. Built by one of Cochrane's founding families, this original owner property is a once in several generations opportunity to acquire a prime land holding in one of Canada's most vibrant and booming communities. With an exceptional location, mountain views and endless possibilities, this is the real estate holding you have been waiting for. Sold AS IS WHERE IS.