



GRASSROOTS
REALTY GROUP

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**220 First Street E
Cochrane, Alberta**

MLS # A2279789



\$999,999

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,274 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	1
Garage:	Carport, Double Garage Detached		
Lot Size:	0.51 Acre		
Lot Feat:	Back Lane, Garden, Irregular Lot, Low Maintenance Landscape, See Remark		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Other	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: NA

Unique Property!! NEW PRICE!! Attention business owners and developers!! One of a kind DOUBLE LOT on main street. Residential Mixed Use Zoning allows for many different possibilities. Back alley access!! Original home built in 1946 with total of 4 bedrooms, full piece bathroom, utility room, cold room, dining room with loads of light and a large living room with wood burning fireplace. The substantial yard includes; gardens, sheds, heated shop, double detached garage, and room for lots of parking if needed. Don't wait on this one!!