



**GRASSROOTS**  
REALTY GROUP

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**332 Third Street W  
Cochrane, Alberta**

**MLS # A2280560**



**\$549,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	792 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Gentle Sloping, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Block
<b>Features:</b>	Built-in Features, Laminate Counters, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Dishwasher (Not Working), Downstairs Refrigerator

Attention Investors and Builders. Welcome to 332 Third Street in Cochrane Alberta. This charming home with lots of character is a must see. Its been very well loved over its life time and is looking for a family thats looking for a large lot in Cochrane, close to the down town. Home is fully finished with bright Living room, two bedrooms up and another in the basement, along with rec room and bar area in lower level. Street parking plus a driveway into the carport. Beautiful back yard with a south view of the mountains Also This 50 x 130 ft lot has no neighbors behind. Currently zoned R-LD for Residential Low Density. However the lot next door also 50 x 130 ft is also for sale. MLS # A2280545 The seller would prefer both lots are sold together. These lots are located next to properties with C-HD zoning (Commercial Historic Downtown) . Buyers may want to check with the Town of Cochrane and ask if the town would allow this property to be rezoned to C-HD. (C-HD allows for Artist Studio/ Professional office/Child Care/Day Home/Dwelling Multi unit/ Fitness studio/ Health care office/Hotel/Retail/Financial service)Call to book a showing today.