



609, 413 River Avenue
Cochrane, Alberta

MLS # A2295898



\$457,900

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: Natural Gas BBQ

Imagine living within walking distance of Cochrane’s historic downtown, extensive river pathway system, Spray Lakes Rec Center and new Co-op shopping area, playgrounds and playing fields, and right next door to an established community golf course. This 3-bedroom townhouse has all that, along with a bright open-concept main floor with 9ft ceilings, modern kitchen, spacious living and dining area, and a south-facing back deck (including connected natural gas BBQ), overlooking a well-maintained green space. Upstairs, there are two generously sized bedrooms – both with ensuite bathrooms (and large walk-in closet off the primary bedroom) – and a bonus room/den perfect for a home office or tv room/kids’s play space. The rare walkout basement is completely finished and has plenty of large windows – meaning you’ll never feel like you’re in a basement! The main space plus large bedroom is perfect for visitors, teens, family activities, home office, or a separate suite. With in-unit laundry (including custom-fitted counter), lots of storage on every level, and attached garage, this Riverview gem has room for everyone. It’s perfect for a family starting out, retirees downsizing, or investors anywhere in between. Original owner – never rented. Updated appliances throughout including new on-demand hot water installed in 2024. This is your chance to enjoy Cochrane living at its best.