



8, 304 Ross Avenue
Cochrane, Alberta

MLS # A2298865



\$455,000

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|------------------|--|---------------|-------------------|
| Division: | East End | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,340 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Front Drive, Guest, Outside, Parking Lot, Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, No Neighbours Behind, See Remarks, Street | | |

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|--------------------|-------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 355 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-MX |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to this fully developed townhome with 1990 sqft. of total living area. The seller had completed many upgrades during the past 2 years. A total of 4 bedrooms plus a gym room or flex room. 3 1/2 baths & 2 assigned parking stalls in front of the unit. Walk to the park/Playground and skating rink. Easy access onto Highway 1A. close to shopping centres.