



**1, 116 First Street E  
Cochrane, Alberta**

**MLS # A2193466**



**\$299,900**

<b>Division:</b>	East End		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	None	<b>LLD:</b>	2-26-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

First Time Buyer / Investor Alert! Exceptional Value for this beautiful Bungalow Townhouse, located minutes away from Downtown, schools, shopping and all amenities. This unique, spacious 2 bedroom, 2 bathroom home features an open inviting floor plan, large windows, large living room with tile surround gas fireplace and bay window, & upgraded light fixtures. The bright kitchen offers lots of cabinets and counter space, center island and dining/nook area off the kitchen. Large primary bedroom with double closets and full ensuite bathroom, spacious 2nd bedroom with built in desk and 2nd full bathroom. In-suite laundry room with lots of storage, fully fenced and landscaped backyard, 2 parking stalls, extra visitor parking, low condo fees and much more. This is a must see, shows 10/10. Tenant occupied - tenants have given notice for March 15. Rent is \$1800/mo.