

**404 Third Street W  
Cochrane, Alberta**

**MLS # A2175541**



**\$575,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Other

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial, Unfinished

**LLD:** -

**Exterior:** Cedar

**Zoning:** C-HD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Historical Downtown District with a Double lot! See the attachments for potential business opportunities and RPR. The home on the property was moved to this location in 1975. Tis property is being sold for potential development. The house currently has no appliances, and flooring would need to be replaced.