

\$299,000 - 3, 604 First Street E, Cochrane

MLS® #A2224417

\$299,000

3 Bedroom, 2.00 Bathroom, 659 sqft

Residential on 0.00 Acres

East End, Cochrane, Alberta

3 BED / 3 BATH / PET FRIENDLY / LOW CONDO FEE / DEDICATED PARKING / ATTENTION FIRST TIME BUYERS AND INVESTORS! Here is the perfect opportunity to purchase a solid property and add some sweat equity! This 3 bed 2 bath home provides privacy and your own backyard with nearly 1,250 sqft of finished living space. The split level layout offers an open concept main floor with kitchen, living and dining area as well as a 2 piece bath and durable laminate and tile flooring. The lower level offers 3 bedrooms and a 4 piece bathroom. There is a dedicated parking stall and loads of street parking that will meet all your needs and the covered deck overlooks your private backyard / green space. Roof was replaced in 2015. The current tight rental market in Cochrane makes this a great opportunity for the savvy investor. Easy to show! Book your viewing before this one is sold!

Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2224417 |
| Price | \$299,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 659 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3, 604 First Street E |
| Subdivision | East End |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C1C5 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, No Animal Home, Open Floorplan, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Mixed, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 11 |

Zoning (R-MX)

Listing Details

Listing Office 2% Realty

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