



**220 First Street E  
Cochrane, Alberta**

**MLS # A2279789**

**\$999,999**



<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Irregular Lot, Low Maintenance Landscape, See Remark		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Other	<b>Zoning:</b>	R-MX
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters		

**Inclusions:** NA

Unique Property!! NEW PRICE!! Attention business owners and developers!! One of a kind DOUBLE LOT on main street. Residential Mixed Use Zoning allows for many different possibilities. Back alley access!! Original home built in 1946 with total of 4 bedrooms, full piece bathroom, utility room, cold room, dining room with loads of light and a large living room with wood burning fireplace. The substantial yard includes; gardens, sheds, heated shop, double detached garage, and room for lots of parking if needed. Don't wait on this one!!