



GRASSROOTS
REALTY GROUP

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217 Ross Avenue
Cochrane, Alberta

MLS # A2328880



\$624,900

Division:	East End		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.34 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Lawn, See Remarks		

Heating:	Forced Air, None	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-MX
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

INCREDIBLE OPPORTUNITY | HOLD • RENOVATE • FLIP • REDEVELOP in Historic Downtown Cochrane. Rarely does an opportunity like this come to market. Situated on an expansive 60' x 247' lot in the heart of Cochrane, this exceptional property backs directly onto the Cochrane Christian Academy school grounds and is zoned RM-X, offering outstanding potential for future redevelopment, increased density or the ability to create your own centrally located custom oasis. Whether you're looking to hold as a long-term investment, renovate, flip, or redevelop, this property presents endless possibilities in one of Alberta's fastest-growing communities. Located in Cochrane's sought-after East End, you'll enjoy mature tree-lined streets, established parks, and the convenience of being just a short walk to downtown shops, restaurants, and services. Built by one of Cochrane's founding families and offered by the original owners, this is a once-in-a-generation opportunity to secure a significant land holding in a highly desirable location. With a peek a boo mountain view, an oversized lot, and exceptional redevelopment potential, this is the investment opportunity you've been waiting for. Property is being sold AS IS, WHERE IS.