



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48 Cochrane Road
Whitecourt, Alberta

MLS # A2330027



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: portable Air conditioner, shed, wood burning stove

Introducing 48 Cochrane Road! This fully completed bungalow on a corner lot boasts beautiful mature trees and is conveniently located near schools , Festival Park , golf course , ball diamonds and bus routes! With 4 bedrooms , 2 bathrooms a 24x26 double detached garage and extra parking , it's perfect for a growing family! This property also features a convenient shed for extra storage, and a cozy pellet stove in the basement for those chilly winter days that dare I say, are fast approaching! The most recent upgrades include windows and shingles, ensuring a modern and well-maintained home. The solar tube in the kitchen is one of my favourite features, a smart innovative design to save on those energy bills! I almost forgot to talk about the main floor laundry right off the back door for those busy days working in the garage or the garden! This home has been well cared for, and it shows, a great addition to your viewing list!