



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

118, 413 River Avenue
Cochrane, Alberta

MLS # A2340626

\$369,000

Division:	Riverview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 283
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Pantry, Tankless Hot Water		

Inclusions: N/A

Welcome to this fantastic opportunity at 118 413 River Ave! Featuring 1,200 square feet of well-designed living space, this home combines comfort, modern convenience, and exceptional functionality. The main floor offers an inviting open layout highlighted by a cozy gas fireplace in the living room and a convenient 2-piece powder room. Step outside onto your east-facing patio to enjoy your morning coffee in the sunlight. Upstairs, you will find the spacious primary bedroom featuring a large walk-in closet and an ensuite with a separate shower and tub combo. The upper level also includes a comfortable second bedroom, a versatile loft area, a 4-piece main bathroom, and convenient upper-level laundry. Additionally, the property includes an attached single garage and an undeveloped basement offering a blank canvas to expand and customize to your exact needs. Located in the heart of Cochrane, you'll enjoy easy access to local amenities, scenic pathways, and community features. Whether you're a first-time homebuyer, downsizer, or investor, this is a must-see property! Book your showing today to find out why Living in Cochrane is Loving where you Live!