

# \$189,000 - 36 Cochrane Road, Whitecourt

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MLS® #A2207326

**\$189,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft  
Residential on 0.06 Acres

NONE, Whitecourt, Alberta

NO CONDO FEES and Stop paying rent and own your own place! This beautiful 2-storey townhouse is the perfect opportunity for first-time home buyers or those looking for an upgrade. With 3 spacious bedrooms and 2 well-appointed bathrooms, this home offers comfort and convenience in a prime location, just minutes away from schools, Festival Park, and a stunning golf course.

Key Features:

3 Bedrooms â€“ Spacious and well-lit, ideal for families or guests.

2 Bathrooms â€“ Includes a full bath and a half bath, recently renovated.

Recent Upgrades â€“ New flooring, modern kitchen, fresh paint, and updated bathrooms.

Close to Nature & Amenities â€“ Steps away from Festival Park and the golf course.

Nearby Schools â€“ Perfect for families with children.

No Lot Rent â€“ Say goodbye to rent and enjoy the benefits of home ownership, and NO CONDO FEES!



Why Rent When You Can Own? Take advantage of this fantastic opportunity to own a home with no lot rent and NO condo fees! Whether you're looking to invest or settle down, this townhouse has it all.

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2207326      |
| Price          | \$189,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,200         |
| Acres          | 0.06          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

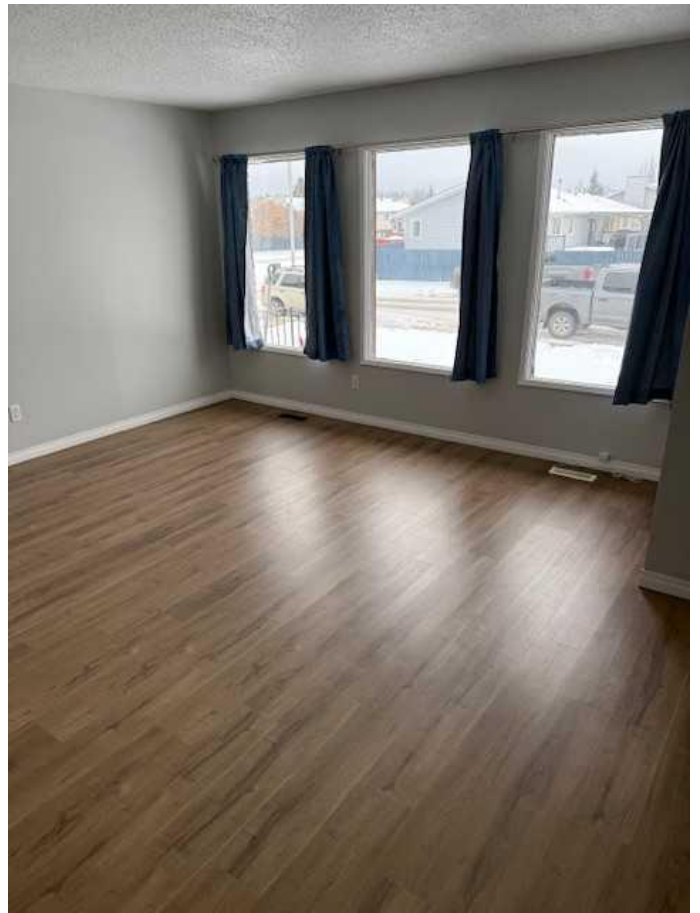
|             |                  |
|-------------|------------------|
| Address     | 36 Cochrane Road |
| Subdivision | NONE             |
| City        | Whitecourt       |
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1C2          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |
| Heating           | Forced Air  |



|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Lane, Back Yard, Lawn, Level |
| Roof              | Asphalt Shingle                   |
| Construction      | Wood Frame                        |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 11              |
| Zoning         | R-3             |

### **Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|

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