

# \$178,000 - 36 Cochrane Road, Whitecourt

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MLS® #A2207326

**\$178,000**

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 – Spacious and well-lit, ideal for families or guests.

2 Bathrooms – Includes a full bath and a half bath, recently renovated.

Recent Upgrades – New flooring, modern kitchen, fresh paint, and updated bathrooms, 35 year shingles replaced in 2023, hot water tank in 2019.

Close to Nature & Amenities – Steps away from Festival Park and the golf course.

Nearby Schools – Perfect for families with children.

No Lot Rent – 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	\$178,000
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
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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	44
Zoning	R-3

### **Listing Details**

Listing Office	EXIT REALTY RESULTS
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