

\$176,000 - 40 Cochrane Road, Whitecourt

MLS® #A2249613

\$176,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 0.07 Acres

NONE, Whitecourt, Alberta

Affordable 2-Storey End Unit Townhouse â€”
Perfect for First-Time Buyers or Investor!

Prime Location | Near St. Maryâ€™s School &
Festival Park

Priced to Sell â€” Why Rent When You Can
Own?

Stop paying rent and step into homeownership
with this charming and affordable 2-storey
townhouse! This end unit offers extra privacy
with only one shared wall, making it the ideal
starter home.

3 Bedrooms, 2 Bathrooms, Fenced Backyard
Back Alley Access, Spacious Layout
NO Lot Fees â€” NO Condo Fees!



Highlights:

Bright and open living space

Fully fenced backyard â€” perfect for kids,
pets, or summer BBQs

Back alley access for extra convenience

Quiet, family-friendly neighborhood

Walking distance to St. Maryâ€™s School and
Festival Park

Ideal Entry-Level Home

Whether you're a first-time buyer or looking to

downsize, this property offers unbeatable value with no extra fees and low maintenance.

Built in 1978

Essential Information

MLS® #	A2249613
Price	\$176,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Townhouse
Status	Active

Community Information

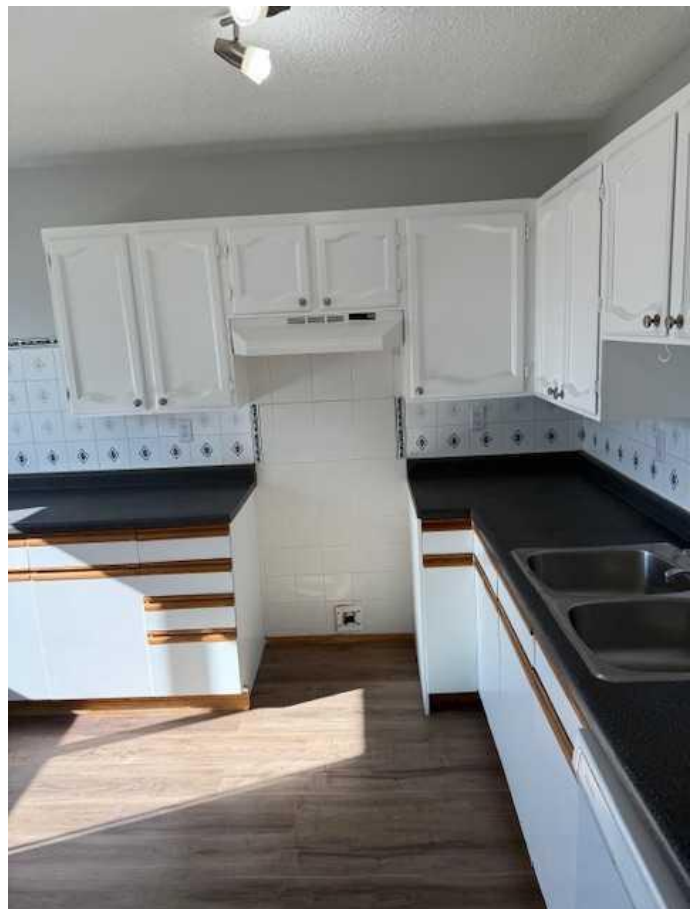
Address	40 Cochrane Road
Subdivision	NONE
City	Whitecourt
County	Woodlands County
Province	Alberta
Postal Code	T7S 1C2

Amenities

Parking Spaces	2
Parking	Parking Pad, Unpaved

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full



Exterior

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

Additional Information

Date Listed	August 18th, 2025
Days on Market	95
Zoning	R-3

Listing Details

Listing Office	EXIT REALTY RESULTS
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