

\$536,000 - 408 1st Street E, Cochrane

MLS® #A2265474

\$536,000

3 Bedroom, 1.00 Bathroom, 1,087 sqft
Residential on 0.30 Acres

East End, Cochrane, Alberta

****Attention**** Lots of Potential for this large lot in the East side of Cochrane. This 1962 home is situated on a huge 13,218 sq foot lot with back alley access, not many lots this big in Cochrane. The home will need some TLC but has a newer furnace (approximately 5 years old), hot water tank and asphalt shingles (approximately 2014). The upper level of the home has 3 entrances and consists of a Kitchen, dinning, family room, 3 bedrooms and a 4 pc bathroom. The lower level has 1 bedroom, recreation area, storage and laundry hook ups. From the kitchen patio doors is the large north facing composite deck, back yard and oversized single garage. The entrance to the property is a concrete driveway big enough for 5 cars. Property is close to (walking) downtown Cochrane old and new, with all the amenities needed. Across the street is a tennis court, close to a playground and Cochrane Christian Academy school. Zoned as Residential Low Density, with Day Home permitted use. Buyer to research the approval needed and zoning uses from the town of Cochrane, Discretionary uses are Secondary suite, Backyard suite and child care services and other.

Built in 1962

Essential Information

MLS® #	A2265474
Price	\$536,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,087
Acres	0.30
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	408 1st Street E
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1C7

Amenities

Parking Spaces	6
Parking	Additional Parking, Alley Access, Concrete Driveway, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding

Foundation Block

Additional Information

Date Listed October 20th, 2025
Days on Market 1
Zoning R-LD

Listing Details

Listing Office TREC The Real Estate Company

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