# \$179,000 - 40 Cochrane Road, Whitecourt

MLS® #A2249613

# \$179,000

3 Bedroom, 2.00 Bathroom, 1,200 sqft Residential on 0.07 Acres

NONE, Whitecourt, Alberta

Affordable 2-Storey End Unit Townhouse – Perfect for First-Time Buyers or Investor!

Prime Location | Near St. Mary's School & Festival Park

Priced to Sell â€" Why Bent When You Can

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 – perfect for kids, pets, or summer BBQs

Back alley access for extra convenience

Quiet, family-friendly neighborhood

Walking distance to St. Mary'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.

3

#### Built in 1978

**Bedrooms** 

# **Essential Information**

MLS® # A2249613

Price \$179,000

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 Pad, Unpaved

#### Interior

Interior Features See Remarks

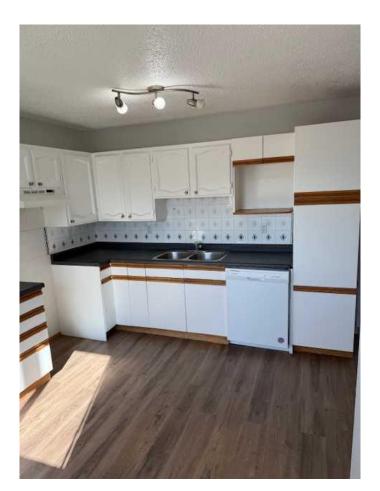
Appliances None

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Unfinished





### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 18th, 2025

Days on Market 62

Zoning R-3

# **Listing Details**

Listing Office EXIT REALTY RESULTS

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.