

# \$680,000 - 217 Ross Avenue, Cochrane

MLS® #A2258907

**\$680,000**

3 Bedroom, 1.00 Bathroom, 1,121 sqft

Residential on 0.34 Acres

East End, Cochrane, Alberta

INRECIBLE OPPORTUNITY || 60' x 247' lot in the heart of Cochrane backing onto the Cochrane Christian Academy school yard. Zoned RM-X this property affords many options for future redevelopment and densification. Cochrane's East End has wide tree-lined streets, great parks and is only a few minutes' walk from downtown shops and services. Built by one of Cochrane's founding families, this original owner property is a once in several generations opportunity to acquire a prime land holding in one of Canada's most vibrant and booming communities. With an exceptional location, mountain views and endless possibilities, this is the real estate holding you have been waiting for.

Built in 1957

## Essential Information

MLS® #	A2258907
Price	\$680,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,121
Acres	0.34
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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## Community Information

Address	217 Ross Avenue
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C1C9

## Amenities

Parking Spaces	2
Parking	Off Street
# of Garages	2

## Interior

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

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, City Lot, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Block

## Additional Information

Date Listed	September 21st, 2025
Zoning	R-MX

## Listing Details

Listing Office	CIR Realty
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