

\$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.

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
Community	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, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Block

Additional Information

Date Listed	October 20th, 2025
-------------	--------------------

Days on Market	3
Zoning	R-LD

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.