

**220 First Street E
Cochrane, Alberta**

MLS # A2279789

\$1,200,000

Division:	Downtown	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,274 sq.ft.	Age: 1946 (80 yrs old)
Beds:	4	Baths: 1
Garage:	Carport, Double Garage Detached	
Lot Size:	0.51 Acre	
Lot Feat:	Back Lane, Garden, Irregular Lot, Low Maintenance Landscape, See Remarks	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Other	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions:	NA
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Unique Property!! Attention business owners and developers!! One of a kind DOUBLE LOT on main street. Residential Mixed Use Zoning allows for many different businesses and possibilities. Back alley access!! Original home built in 1946 with total of 4 bedrooms, full piece bathroom, utility room, cold room, dining room with loads of light and a large living room with wood burning fireplace. The substantial yard includes; gardens, sheds, heated shop, double detached garage, and room for lots of parking if needed. Don't wait on this one!!