

# \$599,500 - 333 Powell Street, Cochrane

MLS® #A2143251

**\$599,500**

0 Bedroom, 0.00 Bathroom,  
Land on 0.23 Acres

East End, Cochrane, Alberta

**ATTENTION BUILDERS & INVESTORS!** This development-ready double lot, located in Cochrane's highly sought-after East End community, presents an incredible opportunity to construct two detached houses. The massive, flat lot with back lane access measures 70ft x 143ft. All the preliminary work is completed, including the removal of the original house, saving you demolition costs. Floor plans are prepared and will be provided to the buyer. The seller has received approval to construct two detached houses on the property. Each house will include a legal two-bedroom basement suite, along with a two-bedroom basement area with a wet bar designated for the owner's use.

Conveniently situated within walking distance to downtown and close to all amenities, this property is primed for your next project!

## Essential Information

MLS® #	A2143251
Price	\$599,500
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information



Address	333 Powell Street
Subdivision	East End
City	Cochrane
County	Rocky View County
Province	Alberta
Postal Code	T4C 1Z1

### **Additional Information**

Date Listed	June 20th, 2024
Days on Market	312
Zoning	R-LD

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.