

# \$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 rear triple garage. Additionally, each garage will feature a legal two-bedroom suite above.

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 | 267             |
| 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.