

# \$484,500 - 203, 413 River Avenue, Cochrane

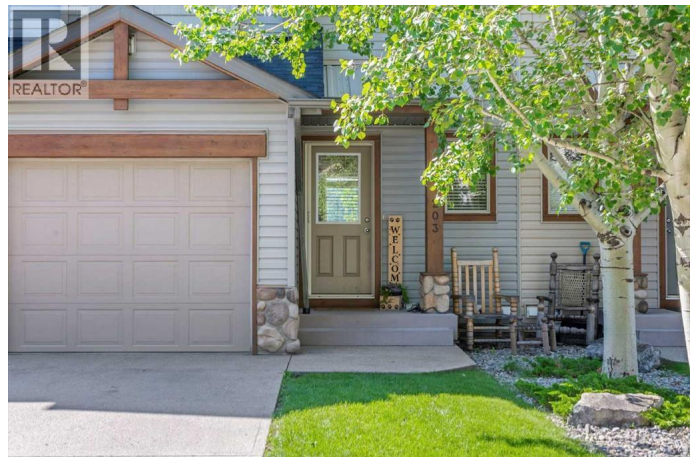
MLS® #A2246410

**\$484,500**

3 Bedroom, 3.00 Bathroom, 1,425 sqft  
Single Family on 0.03 Acres

Riverview, Cochrane, Alberta

Open House Saturday Sept 6 12pm - 2pm.  
Welcome to this beautiful three-bedroom, 2.5-bath townhouse located in Cochrane's desirable community of Riverview. Where else could you live adjacent to Bow River pathways, the 9-hole Cochrane Golf Club & restaurant, a large public park, the magnificent pool, rinks and gym of Spray Lakes Sport Centre and a soon to be opened Co-Op grocery store. Walk into the main floor with an open-concept kitchen featuring granite countertops, large island, gas stove, and a walk-in pantry. The kitchen flows seamlessly into the living room with a cozy gas fireplace and an adjacent dining area, all offering picturesque views of the park and river area. A south-facing deck off the living area provides the perfect space to relax and enjoy the surrounding nature. A convenient half bath completes the main floor. Upstairs, you'll find three spacious bedrooms, a four-piece main bathroom, and a laundry area for added convenience. The finished lower level offers a very spacious open family room and a beautifully designed three-piece bathroom with custom stonework. The ceiling is fully insulated for sound, and there's plenty of room for storage. Newer vinyl plank flooring adds a modern touch on the main and lower level. Additional features include a BBQ gas line and a single attached garage with work bench. Most recent updates include washing machine (2024) On demand hot water system (2025).. (id:6289)



Built in 2009

## Essential Information

Listing #	A2246410
Price	\$484,500
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,425
Acres	0.03
Year Built	2009
Type	Single Family
Sub-Type	Bare Land Condo

## Community Information

Address	203, 413 River Avenue
Subdivision	Riverview
City	Cochrane
Province	Alberta
Postal Code	T4C0N9

## Amenities

Amenities	Golf Course, Schools, Shopping
Features	Other, PVC window, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)



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Listing information last updated on October 13th, 2025 at 7:01am CDT