

# \$179,000 - 40 Cochrane Road, Whitecourt

MLS® #A2249613

**\$179,000**

3 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.07 Acres

N/A, Whitecourt, Alberta

Affordable 2-Storey End Unit Townhouse â€“  
Perfect for First-Time Buyers or Investor! Prime  
Location | Near St. Maryâ€™s School &  
Festival Park Priced to Sell â€“ Why Rent  
When You Can Own? Stop paying rent and  
step into homeownership with this charming  
and affordable 2-storey townhouse! This end  
unit offers extra privacy with only one shared  
wall, making it the ideal starter home. 3  
Bedrooms, 2 Bathrooms, Fenced  
Backyard Back Alley Access, Spacious  
Layout NO Lot Fees â€“ NO Condo Fees!  
Highlights: Bright and open living space Fully  
fenced backyard â€“ perfect for kids, pets, or  
summer BBQs Back alley access for extra  
convenience Quiet, family-friendly  
neighborhood Walking distance to St.  
Maryâ€™s School and Festival Park Ideal  
Entry-Level Home Whether you're a first-time  
buyer or looking to downsize, this property  
offers unbeatable value with no extra fees and  
low maintenance. (id:6289)

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2249613  |
| Price          | \$179,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Half Baths     | 1         |
| Square Footage | 1,200     |



|            |               |
|------------|---------------|
| Acres      | 0.07          |
| Year Built | 1978          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 40 Cochrane Road |
| Subdivision | N/A              |
| City        | Whitecourt       |
| Province    | Alberta          |
| Postal Code | T7S1C2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Features       | See remarks, Back lane |
| Parking Spaces | 2                      |
| Parking        | Parking Pad            |

### Interior

|              |            |
|--------------|------------|
| Appliances   | None       |
| Heating      | Forced air |
| Cooling      | None       |
| # of Stories | 2          |

### Exterior

|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | EXIT REALTY RESULTS |
|----------------|---------------------|



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Listing information last updated on October 15th, 2025 at 7:47pm CDT

