

# \$319,900 - 1359 Genier Road, Cochrane

MLS® #T12379626

**\$319,900**

3 Bedroom, 1.00 Bathroom,  
Single Family

Cochrane, Cochrane, Ontario

EXCELLENT COUNTRY LOCATION WITH FARM LAND SURROUNDING THIS 2+1 BEDROOM BUNGALOW WITH ATTACHED GARAGE. THIS HOME IS BURSTING WITH CHARM AND NATURAL LIGHT... ON THE MAIN LEVEL YOU'LL FIND AN OPEN CONCEPT LAYOUT WITH LARGE KITCHEN/DINING AREA, A GENEROUS SIZE LIVING ROOM AND TWO BEDROOMS. THE ATTIC SPACE WAS PREVIOUSLY USED AS LIVING QUARTERS HOWEVER IT IS CURRENTLY UTILIZED AS EXTRA STORAGE SPACE. THE LOWER LEVEL OFFERS THE LAUNDRY AREA, GYM SPACE AND WORKSHOP WITH AN ADDITIONAL STORAGE ROOM. YOU'LL APPRECIATE THE ATTACHED GARAGE IN THOSE WINTER MONTHS AS WELL AS ADDITIONAL STORAGE FOR THOSE MUST HAVE ITEMS NEEDED TO ENJOY ALL THE PERKS OF NORTHERN LIVING. OUTDOORS PLENTY OF SPACE TO HOBBY FARM AND GARDEN AND YOU'LL APPRECIATE THE CHICKEN COOP AND LARGE STORAGE SHED FOR SUPPLIES AND SMALL EQUIPMENT. THIS PROPERTY IS OFFERS AMAZING VIEWS AND SUNSETS WITH PEACEFUL SERENE LIVING WITH EASY ACCESS TO MANY LAKES AND RIVERS IN THE IMMEDIATE AREA AS WELL AS PHENOMENAL SNOWMOBILING TRAILS AT YOUR FINGER TIPS. SET DOWN SOME ROOTS AND MAKE THIS YOUR PERSONAL HOMESTEAD



WITHIN A SHORT DRIVE ON WELL  
MAINTAINED YEAR ROUND ROADS.

(id:6289)

### Essential Information

Listing #	T12379626
Price	\$319,900
Bedrooms	3
Bathrooms	1.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1359 Genier Road
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

### Amenities

Utilities	Cable, Electricity
Features	Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
# of Stories	1

### Exterior

Exterior	Vinyl siding
Foundation	Block

### Listing Details

Listing Office	EXP REALTY OF CANADA INC.
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Listing information last updated on October 13th, 2025 at 1:16pm CDT