

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

MLS® #A2246410

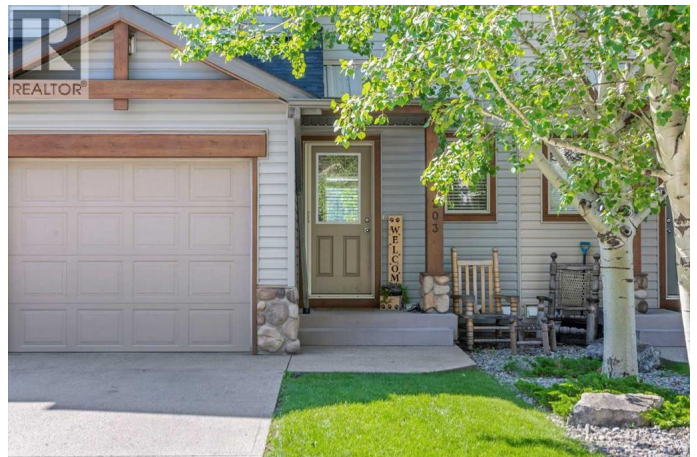
\$484,500

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 November 4th, 2025 at 7:46pm PST