

\$514,800 - 172 Thirteenth Avenue, Cochrane

MLS® #T12449699

\$514,800

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Cochrane, Cochrane, Ontario

Step into comfort and quality with this beautifully designed 4-bedroom, 2-bathroom 1400 sq foot custom-built home. Built in 2021, this home was thoughtfully crafted with both young families and seniors in mind and sits on a full sized lot with a large open backyard. The main floor welcomes you with a generous entrance, open concept living room and kitchen, 3 bedrooms including a primary bedroom with large walk in closet and a stylish 5pc washroom. The convenient main floor laundry room is a great workable space with extra cabinetry and additional space for storage. The partially finished lower level is fully framed, drywalled and primed and features plenty of large windows. With a dedicated rec room area, additional bedroom, 4pc washroom with laundry and utility room. This space is perfect for a growing family and yours to customize and complete with paint, flooring and drop ceiling to your taste. The spacious backyard features a lovely 12x12 deck and is full of potential with space to add a garage and create a backyard oasis that you desire. Additional features include, senior friendly design, 36 inch doorways, central air, upstairs and downstairs laundry hookups, durable easy to care for flooring, new sewer lines to the lane and much more. With a beautiful flow and plenty of storage space throughout, this move-in-ready home offers years of maintenance-free living and is just minutes from all the amenities Cochrane has to offer. (id:6289)



Essential Information

Listing #	T12449699
Price	\$514,800
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	172 Thirteenth Avenue
Subdivision	Cochrane
City	Cochrane
Province	Ontario
Postal Code	P0L1C0

Amenities

Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Central Vacuum, Water meter, Blinds
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	66 x 132 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	REVEL REALTY INC.
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® 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. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 5:16pm PST