

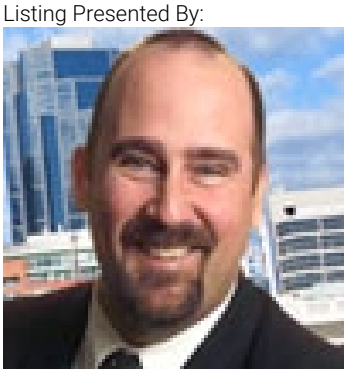
167 13th Avenue Cochrane Ontario

$194,900

This approximately 1,350 sq. ft. storey-and-a-half detached home offers a functional layout, generous living space and plenty of potential for a buyer looking to put their own finishing touches on a property. The main floor features a spacious primary bedroom, full bathroom and convenient main-floor laundry, along with the principal living areas. Upstairs, you'll find two additional bedrooms and a large open area that provides flexibility for a home office, playroom, gym, hobby space or additional living area. The home experienced water intrusion as a result of ice damming during the winter of 2025/2026. The affected drywall has been removed, and the attic space has since been spray-foam insulated. The basement also experienced flooding in the spring of 2026 due to a clogged sewer main. Damaged materials have been removed, leaving the basement ready for a buyer to complete and customize to their own needs. The basement offers significant potential, including two additional rooms that could provide future bedroom space, both equipped with egress windows. One of these rooms also includes laundry hookups. A third room provides excellent storage space, while a roughed-in bathroom is ready for finishing. Additional features include a 2024 rental natural gas furnace, 2019 rental hot water tank, 2016 central air conditioning, 200-amp electrical service and a security system throughout the property. With its existing three-bedroom layout, potential for additional finished living space and convenient in-town location, this property presents an opportunity for buyers, investors or renovators looking to create a home tailored to their needs. Property is being offered with the unfinished/damaged areas disclosed above and is an excellent opportunity for someone ready to bring their vision to the property (id:6769)

Other 3.51 m X 2.44 m
Other 3.05 m X 1.52 m
Other 2.13 m X 2.74 m
Furnace 2.59 m X 2.13 m
Recreational, Games room 3.66 m X 4.42 m
Other 4.12 m X 2.59 m
Kitchen 6.4 m X 3.66 m
Living room 3.96 m X 4.57 m
Bedroom 3.66 m X 2.74 m
Bathroom 2.74 m X 1.68 m
Bedroom 2 3.96 m X 3.2 m
Bedroom 3 2.9 m X 2.74 m

Listing Presented By:



Originally Listed by:
EXP REALTY OF CANADA INC.

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Other 3.96 m X 2.74 m